

Vancouver Official Development Plan



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Draft plan for public review
October 2025

TABLE OF CONTENTS

Land Acknowledgement 4

PART 1: Introduction and Overview 6

PART 2: Plan Foundations 32

PART 3: Plan Aspirations 42

PART 4: Future Growth 50

 ■ FG1. Urban Structure Strategy 53

 ■ FG2. Generalized Land Use Designations 80

PART 5: Policy Areas 98

 ■ 1. Housing 100

 ■ 2. Economy 112

 ■ 3. Climate 120

 ■ 4. Ecology 124

 ■ 5. Transportation 130

 ■ 6. Childcare 138

 ■ 7. Community Infrastructure 142

 ■ 8. Arts, Culture and Heritage 152

 ■ 9. Parks and Public Space 158

 ■ 10. Utilities 166

 ■ 11. Food Systems 176

 ■ 12. Hazardous Lands and Risk Reduction 178

PART 6: Implementation 186

Glossary 194

Appendices to be included in the final plan

Adopted by By-law No. 0000

Adoption Date:

Summary of Amendments

By-law Number Adoption Date Description

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LIST OF FIGURES, TABLES, & MAPS

Figure 1: Vancouver within the region	12
Figure 2: Estimated population growth in Vancouver	13
Figure 3: Municipal toolkit	16
Figure 4: Key stages of the planning process	18
Figure 5: Vancouver Plan engagement participation	21
Figure 6: Vancouver ODP engagement participation	23
Figure 7: Vancouver ODP structure	29
Figure 8: Land use framework	31
Figure 9: Connections between the Foundational Principles	35
Figure 10: Relationship between the Urban Structure Strategy, area plans, the GLU, and zoning entitlements	52
Figure 11: City building layers	55
Figure 12: Complete neighbourhoods and climate action	56
Figure 13: Options for shopping streets	58
Figure 14: Building blocks of the GLU	81
Figure 15: Policy elements	99
Figure 16: Building types that allow for different tenures of housing	103
Figure 17: Vancouver’s carbon pollution - trends and future targets	121
Figure 18: One Water planning approach	168
Table 1: Neighbourhood type guidelines	78
Table 2: Supplementary site constraints	82
Table 3: Exceptions to GLU designations	82

Map 1: Disproportionately impacted populations	39
Map 2: Urban Structure Strategy	61
Map 3: Equity and resilience composite under current conditions	75
Map 4: Generalized Land Use map	85
Map 5: Housing opportunities	101
Map 6: Employment area opportunities	113
Map 7: Ecological Network vision	125
Map 8: Long-term transit network	131
Map 9: Long-term greenway network	132
Map 10: Walkability and access to jobs by transit	133
Map 11: Major Road Network	135
Map 12: City-facilitated childcare	139
Map 13: Community facilities	143
Map 14: Civic services, health, and public safety	144
Map 15: Current and future public schools	150
Map 16: Arts, culture and heritage policy support areas	153
Map 17: Parks and public space	159
Map 18: Urban watersheds	167
Map 19: Water distribution infrastructure	170
Map 20: Sewer and drainage infrastructure	171
Map 21: Long-term Blue Green Network	172
Map 22: False Creek neighbourhood energy utility coverage area	175
Map 23: Surface flood hazard areas	181
Map 24: Extreme heat hazard	182
Map 25: Ground shaking intensity	183
Map 26: Areas of amplification and liquefaction	183

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The background image is a lush, green park scene. A paved path leads from the bottom center towards the background, flanked by dense foliage and trees. Sunlight filters through the leaves, creating a warm, golden glow. In the foreground, several black birds are visible on the path and grass. A large, semi-transparent teal box is overlaid on the left side of the image, containing text.

Land Acknowledgement

The City of Vancouver humbly acknowledges that the lands to which the Vancouver Official Development Plan (ODP) applies are the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations. The local Nations have called this place home since time immemorial and have stewarded these lands and waterways to ensure prosperity for future generations.

Recognizing the lives, cultures, languages, and Peoples of this land, the Vancouver ODP builds on the City's commitment as a **City of Reconciliation**.

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PART 1: INTRODUCTION AND OVERVIEW



Summer in a Vancouver Park (Source: City of Vancouver)

THE VANCOUVER OFFICIAL DEVELOPMENT PLAN

The Vancouver Official Development Plan (ODP) is a statutory land use plan guiding growth and change over the next 30 years and beyond. It establishes a unified vision for the future land use of the city, with supportive policies that will help Vancouver become a more livable, affordable, and sustainable city with a strong economy where people and nature thrive. A city that is inclusive, diverse, and works for everyone. The Vancouver ODP sets a clear path forward to achieve shared goals in an increasingly complex future.

The City also has a number of other guiding city-wide strategies and frameworks that implement and are aligned with the Vancouver ODP, like those for affordable housing, transportation, climate change, arts and culture, healthy communities, reconciliation, equity, and resilience. The Vancouver ODP does not fully incorporate these plans and strategies. Instead, it includes key components that require land use policies to advance their goals and objectives. The ODP also provides the overall context for developing new complementary land use strategies.

What is a city-wide Official Development Plan?

The Vancouver Charter requires the City to adopt a city-wide Official Development Plan (ODP), and specifies what must be included. The city-wide ODP is primarily a land use plan:

- directing the location, type, and intensity of different types of land uses, such as residential, mixed-use, and industrial, or institutional;
- establishing a vision for the transportation network for the movement of people and goods;
- identifying the types, extents, and locations of parks, open space and natural areas, and establishing a vision for a connected ecological network;
- informing the planning of infrastructure and amenities needed to serve growth; and
- detailing consistency with the Regional Growth Strategy through a Regional Context Statement.

The creation of Vancouver Plan (approved in 2022) helped establish the vision, land use strategy and policy directions for guiding Vancouver’s growth over the coming decades. To advance this framework into a statutory plan with parcel-based designations, Vancouver Plan was repealed and replaced by the Vancouver ODP. Vancouver also has topic- and area-specific ODPs, which will remain through an interim period, and be repealed and integrated into the Vancouver ODP or other policies and regulations as appropriate, by June 30, 2030.

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1. CONTEXT AND OPPORTUNITY

Our strengths

Located on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Peoples, Vancouver is known for its beautiful natural setting, strong economy, diverse communities, and vibrant neighbourhoods.

Economically Strong – Vancouver is the economic engine of BC with globally recognized strengths in many sectors including tech, film/television, climate solutions, life sciences, tourism, arts, and culture. The city includes the province’s two largest business districts, Canada’s largest port, and a strong retail sector with well-loved shopping streets. This diversified economy provides a strong and resilient foundation for Vancouver businesses and residents.

Culturally Vibrant – Vancouver is the centre of arts and culture with more than 11,200 professional artists living in the city (Census, 2021). Vancouver is home to a higher concentration of artists per capita than any other major Canadian city.

Socially Diverse – Socially, racially, and ethnically diverse people and communities have instilled a flourishing array of cultures, traditions, customs, languages, landmarks, and tangible and intangible heritage elements from across the globe, enriching the city with unique and recognizable qualities. Fifty-five percent of Vancouverites are racialized (i.e., visible minority in Canadian Census) and 44 percent of people have languages other than English as their mother tongue (Census, 2021).

Convenient Transit – Convenient transit improves sustainability, air quality, and healthy living. Eighty-three percent of residents live close to a transit route with service that comes at least once every 15 minutes and 49 percent of residents live close to a RapidBus stop or SkyTrain station (Census, 2021, City of Vancouver, 2025). This convenience reduces the need for private vehicle trips and increases transit ridership. With this connectivity, approximately 40 percent of all transit trips in the region take place in Vancouver (TransLink, 2023).

Green Access – Ninety-nine percent of residents live within a 10-minute walk of a park or green space. Vancouver is home to 726.5 hectares of natural areas and has one of the most accessible park systems in North America.

Locational Advantages – Vancouver is a coastal seaport with a mild climate located close to many significant regional assets including the North Shore Mountains, large regional parks like Pacific Spirit Park, and an international airport, and has Canada’s largest and most diversified port.

There is a lot to love about Vancouver. While the city is often praised for its natural setting and global leadership, it is the people and their cultures, stories, and lived experiences that bring life to the city and make it a highly desirable place to live, work, and visit.

Our challenges

Despite Vancouver’s unparalleled advantages, our city and its residents struggle with critical, immediate issues.

Housing Affordability – Like many North American cities, housing affordability is our biggest challenge. According to the 2021 Census, over 30 percent of renter households pay more than 30 percent of their income on rent and home ownership is not within reach for most residents who do not already own property. More than 2,400 people experience homelessness in the city, and approximately 6,500 more are on the precarious edge of homelessness (City of Vancouver, 2023).

Climate Emergency – The climate is rapidly changing and by 2050 Vancouver can expect to experience longer, hotter, drier summers, sea level rise, and heavier rainstorms with increased flooding. These changes in climate will have significant impacts on residents, businesses, buildings, and infrastructure alike and require new municipal responses and investments not previously contemplated.

Economic Pressures – Vancouver continues to be the preferred location for employers in the region but more than half of the city’s jobs are located on only 10 percent of the land, putting employment lands under tremendous pressure. This competition for space means rising commercial and industrial rents in high demand areas.

Overdose crisis – People in Vancouver continue to be severely impacted by the mix of long-standing mental health and public health crises and an increasingly potent and toxic drug supply. The COVID-19 pandemic resulted in a substantial increase in the number of people dying from drug poisoning which has persisted to today, with 521 lives lost in Vancouver in 2024 (BC Coroners Service, 2024). Indigenous Peoples continue to be disproportionately impacted due to the impacts of ongoing systemic racism and colonization.

Underutilized Neighbourhoods – As of 2025, low-density residential areas consume about 65 percent of the residentially zoned land while only providing for approximately 35 percent of the population (BC Assessment, 2025; Census, 2025; City of Vancouver). More than one-third of residential neighbourhoods do not have enough people living

in them to support local businesses. Nearly half of Vancouver residents live in neighbourhoods without walkable access to daily needs such as food and services, with some neighbourhoods experiencing population decrease. Nevertheless, these neighbourhoods possess a wealth of parks, community centres, libraries, schools, and leafy green streets able to accommodate new residents.

Limited Fiscal Resources – Vancouver, like other Canadian cities, offers a broad range of services, but also has increasing pressure on its limited revenue sources to maintain, renew, and expand the infrastructure, services, and amenities that residents want and need to support livability and quality of life.

High Risk for Earthquakes – Hundreds of small earthquakes occur in the region every year, and while most go unnoticed, a major earthquake is inevitable in our future. Of the city’s 90,000 buildings, over half were built prior to 1974 and have no seismic resisting structural systems. This means the city’s buildings, residents, and workers are highly vulnerable to the impacts of an earthquake event.

Safety and Belonging – One in four Metro Vancouver residents report feeling lonely and many people in the city struggle with isolation at least some of the time, impacting their well-being, health and sense of belonging; this has a personal cost and places additional burdens on our healthcare and social service sectors (SPEAK survey, 2023). Additionally, nearly 6 in 10 Vancouverites report a weak sense of belonging and worsening mental health. Exacerbating this, hate crime incidents increased substantially during the pandemic and have remained high, further isolating communities who are racialized and who experience a disproportionate impact of violence (BC Stats, 2024).

These are significant problems that require complex and varied solutions. A ‘status quo’ approach to planning will not solve these problems. To create a more equitable city that responds to the challenges of our time, the Vancouver ODP strikes a new approach.



Photo: Noisy Chinatown Majong Social (Source: City of Vancouver)

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Introduction to the local Nations and relationship to present-day Vancouver

This place is the unceded and ancestral homelands of the hə́hǵəmiḱəm and Sḱw̱xwú7mesh speaking Peoples, the x̱məθkʷə́yəm (Musqueam), Sḱw̱xwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh). The territory known as Vancouver is part of their traditional lands.

Since time immemorial, through the designation of Musqueam’s Indian Reserve land, and to present day, Musqueam’s community members have resided on their reserve lands and off reserve within present day Vancouver. The Vancouver Charter references the geography of Musqueam’s reserve lands, and Musqueam members are eligible voters for City of Vancouver elections. This longstanding history with one another has established a unique government-to-government relationship, including collaboration for municipal/community services. More recently, the Squamish Nation have designated reserve lands located within the City of Vancouver’s boundaries. The City is embarking on a new relationship with the Squamish Nation of sharing municipal/community services.

As Aboriginal title holders, Musqueam, Squamish, and Tsleil-Waututh have unique rights with respect to governance, self-determination and other rights of sovereign Indigenous Nations. In the local Nation’s own words, excerpts from the websites of each Nation are shared to affirm the visibility and voice of Musqueam, Squamish, and Tsleil-Waututh in the work of building better relationships and futures on their lands.



Musqueam, Squamish, and Tsleil-Waututh artists (right to left) featured on skyframes in səḡəłxənəm ts'əxwts'áxwi7. Artists featured are Kitty Guerin (Musqueam), Ray Natraoro, a.k.a Ses Siyam (Squamish), and Candace Thomas (Tsleil-Waututh). (Source: City of Vancouver)



Musqueam Indian Band |
x̱məθkʷə́yəm

“We are traditional hə́hǵəmiḱəm speaking people. Today, we are a strong, growing community of over 1,300 members. Many of our members live on a small portion of our traditional territory, known as the Musqueam Indian Reserve, located south of Marine Drive near the mouth of the Fraser River. We have always moved throughout our territory using the resources it provides for fishing, hunting, trapping and gathering. We remain distinct and our cultural practices are strong, despite the devastating impacts of residential schools, colonial laws banning our ceremonies, and other attempts to assimilate our people. Our lands and waters continue to support our cultural and economic practices while serving as a source of knowledge and memory, encoded with our teachings and laws.” (musqueam.bc.ca)



Squamish Nation |
Sḱw̱xwú7mesh Úxwumixw

“Sḱw̱xwú7mesh Úxwumixw traditional territory is located in the Lower Mainland region of British Columbia. . . . The territory of the Squamish People includes the Burrard Inlet, English Bay, False Creek, and Howe Sound watersheds. . . . Our historical links to these lands and waters are numerous. Squamish place names exist throughout the territory. In many instances, a location has particular meaning to our people because of the existence of oral traditions that served to explain that place in the Squamish universe and in our relationship to the land. In addition, the land bears witness to the settlements, resource sites, and spiritual and ritual places of our ancestors, including villages, hunting camps, cedar bark gathering areas, rock quarries, clam processing camps, pictographs and cemeteries. Some of these village sites date back 3000 years.” (squamish.net)



Tsleil-Waututh Nation |
səliłwətał

“Tsleil-Waututh First Nation: We are the Tsleil-Waututh Nation, “People of the Inlet.” According to archaeological evidence and our oral history, Tsleil-Waututh people have lived in this Traditional Territory for thousands of years. Burrard Inlet sustains us with food, a place to live, spectacular natural beauty. Our ancestors travelled throughout the territory, keeping villages in different locations to live wherever seasonal resources were plentiful. Our lands and waters have shaped our culture and will be central to our way of life for generations to come. We will continue to put the face of the Tsleil-Waututh Nation back on our traditional territory, build capacity within our community, and participate on all levels—social, ecological, cultural, economic—in decision making within our lands.” (twnation.ca)

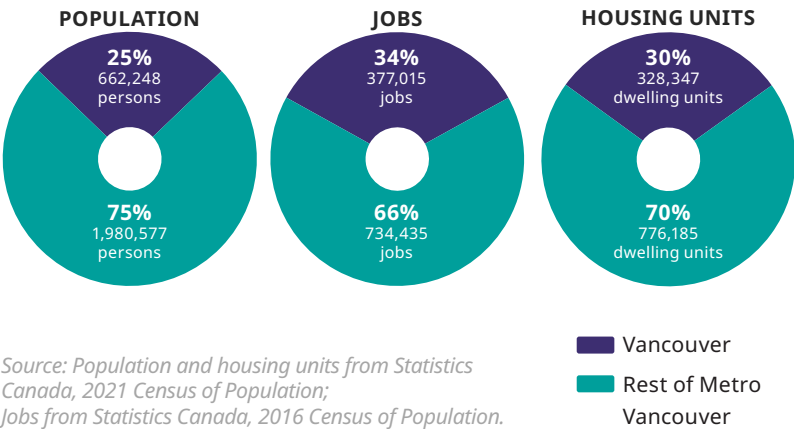
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Vancouver is the core of a growing region

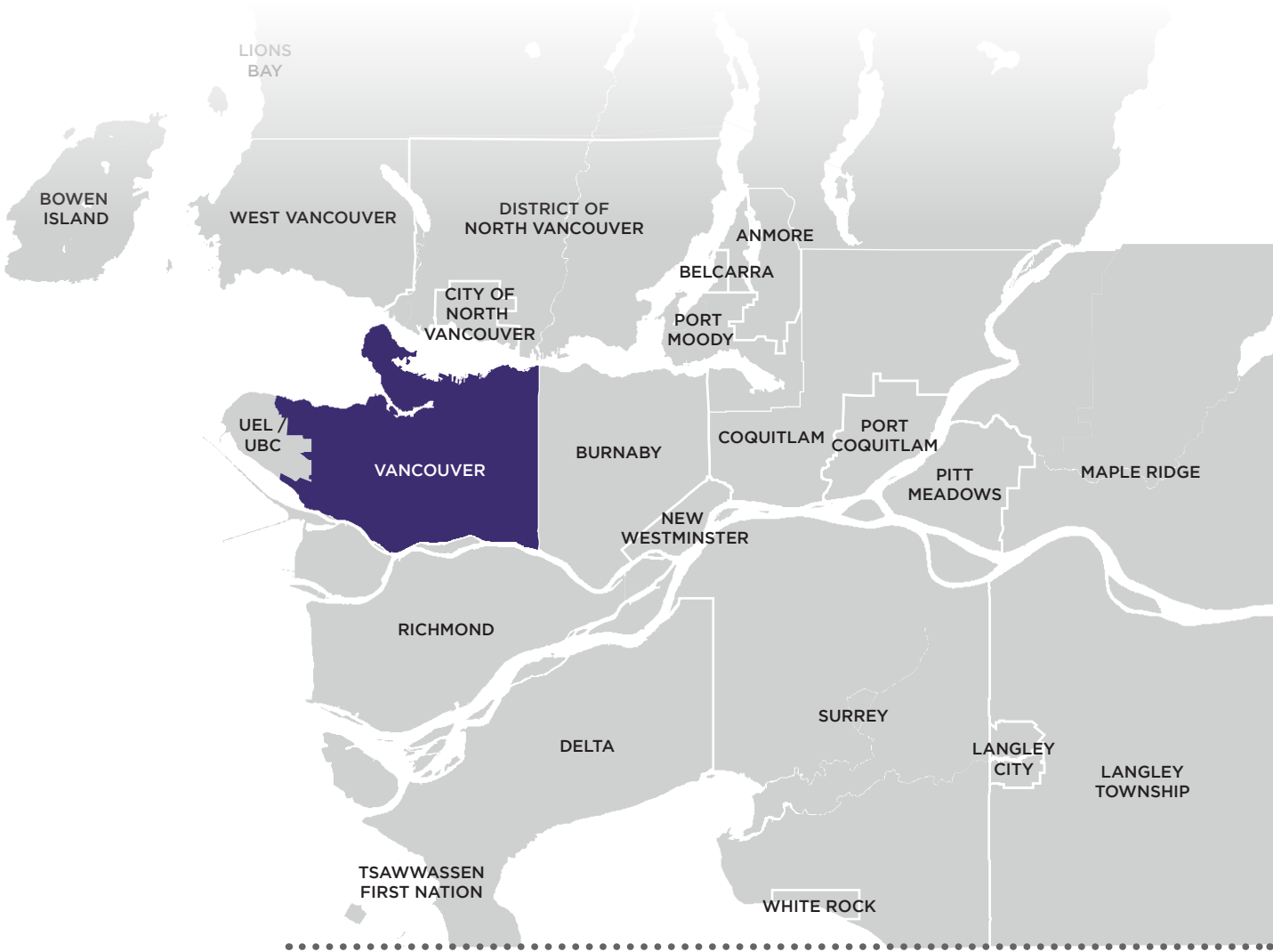
Vancouver is the economic and cultural centre of a dynamic, prosperous, and rapidly growing region. The region is anticipated to grow by about a million more people by 2050, with about half a million more jobs and homes. With a population of almost 3.1 million people, Metro Vancouver is the third largest metropolitan area in Canada, only behind Toronto and Montreal (Stats Canada, 2024).

Opposite: Figures showing population, jobs and housing units in Vancouver and the rest of the region. Below: Map showing Vancouver in the Metro Vancouver region.

Figure 1: Vancouver within the region



Source: Population and housing units from Statistics Canada, 2021 Census of Population; Jobs from Statistics Canada, 2016 Census of Population.



The Metro Vancouver Region

Vancouver is part of the Metro Vancouver region in BC, which is made up of a federation of 21 municipalities, one Electoral Area, and one Treaty First Nation. As a member municipality, the City of Vancouver supports the **Metro Vancouver Regional Growth Strategy - Metro 2050**, through the **Regional Context Statement (RCS)**, included in the ODP. The RCS articulates how the Plan advances regional goals at the city level, and confirms consistency with the Regional Growth Strategy.

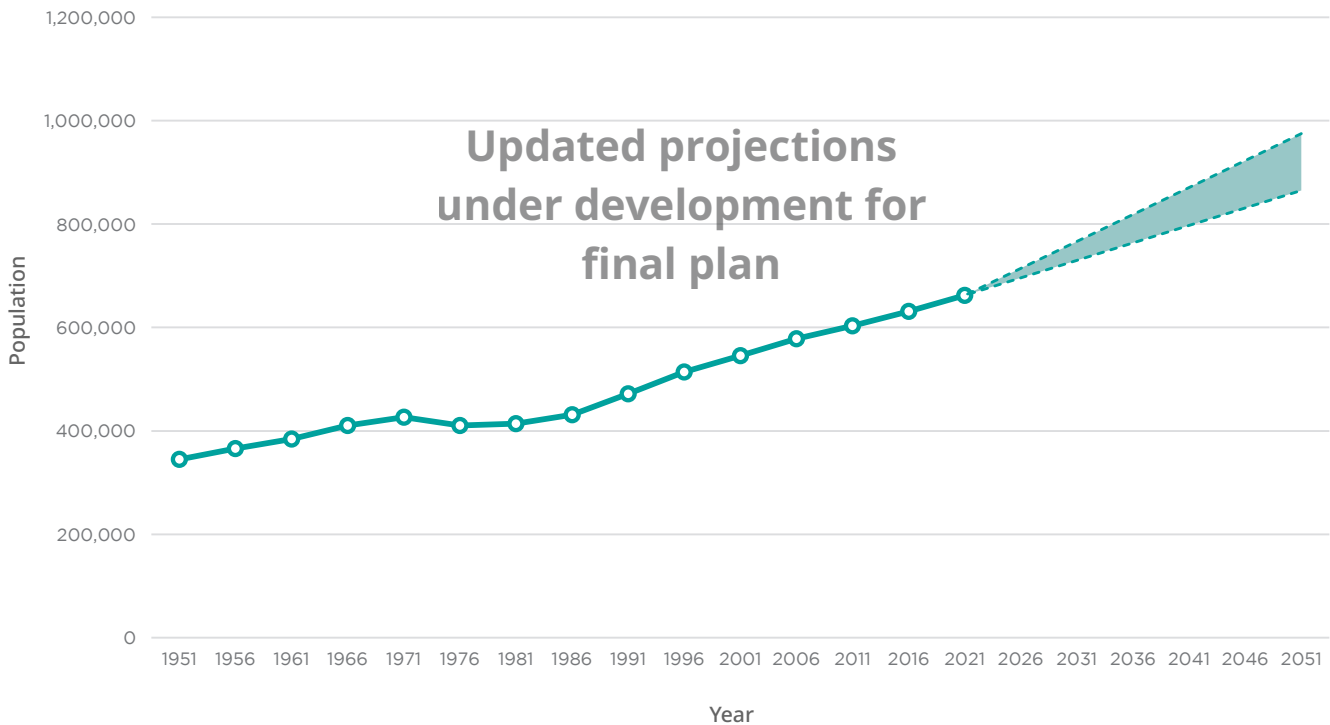
As shown in **Figure 1**, Vancouver is home to approximately 25 percent of the region's total population, 34 percent of the jobs, and 30 percent of the total housing units. Vancouver is expected to add about 260,000 more people (for a total population of about 920,000 people) (Population Projections Technical Background, 2022) and up to 210,000 more jobs (for a total of about 638,000 jobs) by 2050 (Employment Forecast Update, 2022). How Vancouver manages its growth has important implications for its residents and the region.

Vancouver is expected to continue its role as the largest regional job centre and a hub for new immigration. Vancouver is the preferred

location for jobs, with 63 percent of the region's office space located within the city (CBRE Research, Q4 2024). On average, 25 percent of immigrants coming to the region land in Vancouver (Census, 2021).

Over the coming years, there will be regular updates to population projections at the regional, sub-regional and city level. These will be based on new data, changing trends, updated housing needs assessments, and job numbers. The City will continue to anticipate and respond to these changes throughout legislatively required ODP reviews and updates, as well as through ODP implementation and future area planning.

Figure 2: Estimated population growth in Vancouver



Source: Statistics Canada, 1951 - 2016 Census of Population; 2011 National Household Survey (NHS) Profile; Vancouver Plan 2050 Population Projections Technical Background, 2022.

Vancouver is a regional, provincial, national, and international leader

Beyond our central role in the region, Vancouver has demonstrated a strong track record of advancing innovative solutions to tackle issues and challenges faced by cities worldwide, including addressing past harms.

In 2014, Vancouver adopted the **Reconciliation Framework** with a long-term commitment of strengthening its relationship with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous partners. In 2022, Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver became the first intergovernmental partners in Canada and the world to collectively approve a local strategy on the **United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP)**.

In 2021, Council adopted the City's **Equity Framework** that further calls for an equity-oriented lens on all areas of City work. This framework has supported key initiatives like the **Accessibility Strategy** (2022), which guides the City in exceeding the requirements of the Accessible BC Act and advancing inclusive city-building and service delivery. All of this work is necessary and ongoing.

A city surrounded by forests, rivers, lakes, and oceans has led to the early adoption of a strong environmental ethos. This has been reflected in the creation of world-renowned local organizations like the David Suzuki Foundation and Greenpeace and leadership in sustainable city-building.

The City of Vancouver has a history of being recognized as a leader in municipal environmental sustainability, including bold climate action. From 1990 when Vancouver became the first city in North America to attempt to address climate change with its "Clouds of Change" report, to the most recent **Climate Emergency Action Plan** (2020), Vancouver's action on climate has been replicated and adopted by other governments locally and abroad. With the highest population density in Canada, Vancouver has long embraced compact urban forms, walkable neighbourhoods, and sustainable transportation modes as critical solutions to combat climate change and maximize livability.

Following the successes of Expo '86 and the 2010 Olympic Winter Games, Vancouver has consistently ranked as one of the most livable cities in the world, rated for its stability, healthcare, culture, environment, education, and infrastructure. As this desirability, and other factors, contributed to escalating housing costs, Vancouver responded with bold and progressive measures, including the creation of Canada's first Empty Homes Tax and policies and programs that support the creation of new secured rental and social housing.

The Vancouver ODP builds on the leading work that Vancouver continues to do to move it towards a more just, equitable, and sustainable city.



Vancouver Skyline from Queen Elizabeth Park (Source: Vanexus Photos)

Context: Roles and Responsibilities

A few of the services the City provides



What role do senior governments and regional authorities play?

The Federal and Provincial Governments are responsible for:

- Ports, rail, and airports
- Schools
- Hospitals
- Childcare
- Affordable Housing

The City of Vancouver relies on senior levels of government to help deliver important services such as housing and public and non-profit childcare projects.

The role of local and regional authorities

The City of Vancouver works with Metro Vancouver (governed by appointed elected officials from each municipality), TransLink, Vancouver Coastal Health, the Vancouver School Board and the Conseil scolaire francophone who deliver services at a local and regional level, including:

- Regional planning and growth management
- Public transit
- Drinking water and sewage: Regional treatment facilities and major pipelines crossing city boundaries
- Solid waste management: Waste reduction and recycling planning, and regional solid waste facilities
- Air and water quality monitoring
- Regional health services
- Public education

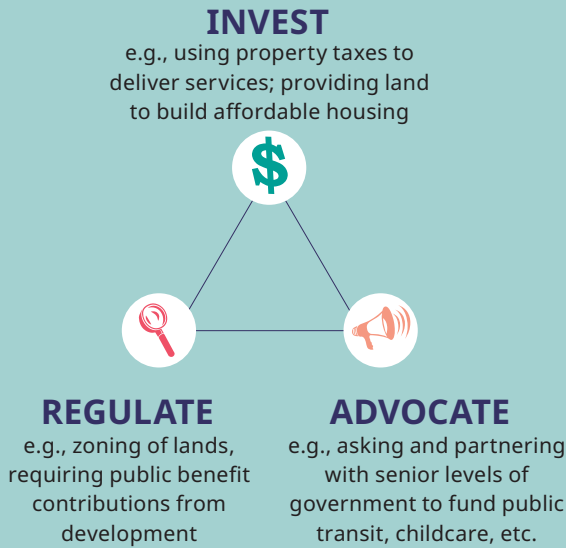
What does the city do?

The City of Vancouver provides a wide range of municipal services to residents, workers, and visitors. It must also build, maintain, and renew the infrastructure and amenities required to provide those services. The Vancouver Charter defines the powers and laws of the City.

Think about your visit to the swimming pool. The City maintains the sidewalks and roads that get you from your home to the pool. The cashiers, lifeguards, and cleaning staff help provide the service while at the facility. In the background, the City takes care of the pool building and even the pipes that supply the water, so this experience is available for decades to come.

The City also undertakes area planning and regulates development. Our “municipal toolkit” has three main tools (shown opposite).

Figure 3: Municipal toolkit



Photos from left to right: Port of Vancouver (Source: Cory Dobson); Temporary Modular Housing (Source: Michelle Pollard); SkyTrain (Source: City of Vancouver)

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2. PLAN PROCESS

Path to a Vancouver Plan

The Vancouver ODP is based in large part on the vision and directions established in the Vancouver Plan. The planning process for Vancouver Plan took place between fall 2019 and spring 2022 and was completed in four phases. Details of the planning process for the Vancouver Plan are included in this section.

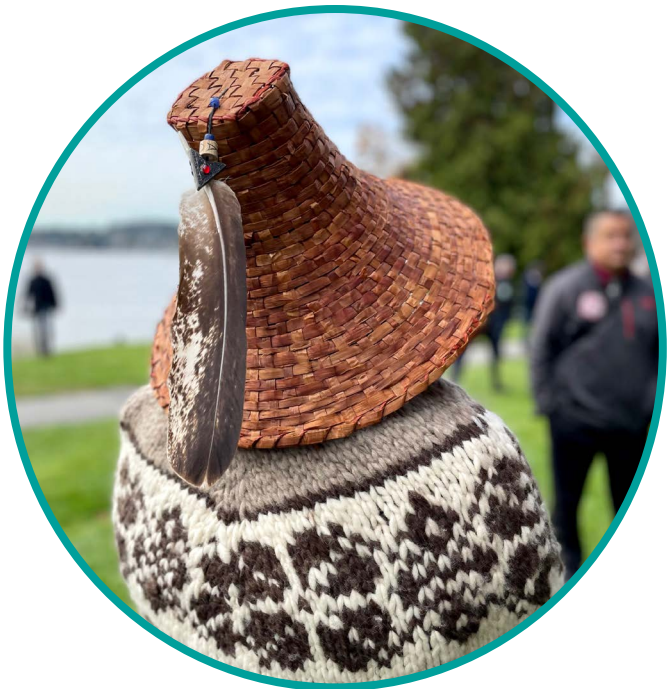
Figure 4: Key stages of the planning process



Planning Vancouver together

A city-wide plan requires a shared vision for our future that resonates across diverse communities. To achieve this, staff intentionally designed outreach and engagement processes to reach diverse and under-represented people and communities to hear from new voices and understand new ideas.

Through the Vancouver Plan planning process, the City engaged with Musqueam, Squamish, and Tsleil-Waututh Nations (the local Nations), urban Indigenous Peoples, residents, senior governments and regional authorities, community groups, businesses, non-profits, civic advisory bodies, and other stakeholders. The process involved City Council and all departments of the City.



Councillor Charlene Aleck and CAO Ernie Bones George, Tsleil-Waututh Nation (Source: TWN Communications)

Engagement

The engagement process for Vancouver Plan was designed to reach as many perspectives as possible – reaching over 52,480 engagement touchpoints. While broad public and stakeholder engagement was essential to the development of the Plan, added emphasis was placed on centering the voices that have typically been left out of planning conversations, particularly equity-denied and under-represented groups. This included piloting new methods to engage equity-denied groups in conversations about the future of their city.



Phase 4 neighbourhood pop-up engagement event, Robson Square (Source: Elijah Sabadlan)

Planning in the time of a global pandemic: learnings from COVID-19

With the emergence of the COVID-19 pandemic in 2020, the conversation about the city's future took on a heightened sense of importance. As our lives were fundamentally altered, this became a time of reflection and learning. Important observations include:

- Disproportionate impacts experienced by women, lone-parents, low-income people, families identifying as racialized, seniors, and people with disabilities.
- The importance of safe, secure, and self-contained housing serving low-income and vulnerable populations.
- The significance of outdoor public spaces for connecting with family and friends, especially for people living in higher-density housing types without private yards.
- The value of having shops, services, public spaces, and community infrastructure located close to home.
- The urgent necessity of providing publicly accessible basic needs such as drinking water and washrooms, as well as warming centres during the winter months and cooling centres during the summer.
- The importance of industrial land for local production, distribution, and repair services, and activities when global supply chains were disrupted.
- The value of nimble and responsive governmental and private sector action, such as repurposing streets and sidewalks for patio cafes, parklets, and other opportunities for social connection.

Equity-denied groups



Equity-denied groups are those who have been excluded from the design of current societal, governmental, and legal systems, and who face marginalization and discrimination as a result of that exclusion. These groups are some of the most underserved in our community because of these systemic barriers and include: people who identify as Indigenous, Black people and people of African descent; people of colour and racialized people; people with disabilities and chronic illnesses; people who live with mental health challenges; deaf and hard of hearing people; 2S/LGBTQIA+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors.

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Indigenous engagement

To embed the City’s commitment to reconciliation into the planning process, the City further established working relationships through partnership agreements with Musqueam, Squamish, and Tsleil-Waututh Nations, and the Metro Vancouver Aboriginal Executive Council (MVAEC). This aimed to strengthen relationships of mutual respect and understanding, integrating Indigenous perspectives into the Plan. Conversations occurred with each Nation and MVAEC on Plan directions that are of fundamental interest to them. By including Indigenous principles and decolonial processes in the development of the Plan, we seek to work in right relations with the local Nations and urban Indigenous Peoples.

Equity engagement

Equity engagement sessions focused on supporting the involvement of equity-denied groups and often involved partnerships with Neighbourhood Houses, community centres and spaces, and other non-profit organizations. Outreach took the form of focus groups, information sessions, workshops, presentations, and surveys. Sessions were held in neighbourhoods across the city, including the Downtown Eastside, Chinatown, Strathcona, Hastings-Sunrise, Kensington-Cedar Cottage, Collingwood, and Sunset.

Youth engagement

The Young Planners Program included over 3,000 child and youth engagement contacts through a range of activities that included digital studio sessions, youth surveys, youth-led interviews, youth workshops, and in-classroom education programs. Partnerships made youth engagement possible, with key supports from community centres and community youth workers, Neighbourhood Houses, the Vancouver School Board, and a range of youth-serving and youth-led organizations.



Phase 4 neighbourhood pop-up engagement event, Chinatown (Source: Tanya Fink)



Phase 4 neighbourhood pop-up engagement event, Carnegie Centre (Source: Andrew Pask)



Phase 3 neighbourhood pop-up engagement event, Collingwood Neighbourhood House (Source: City of Vancouver)

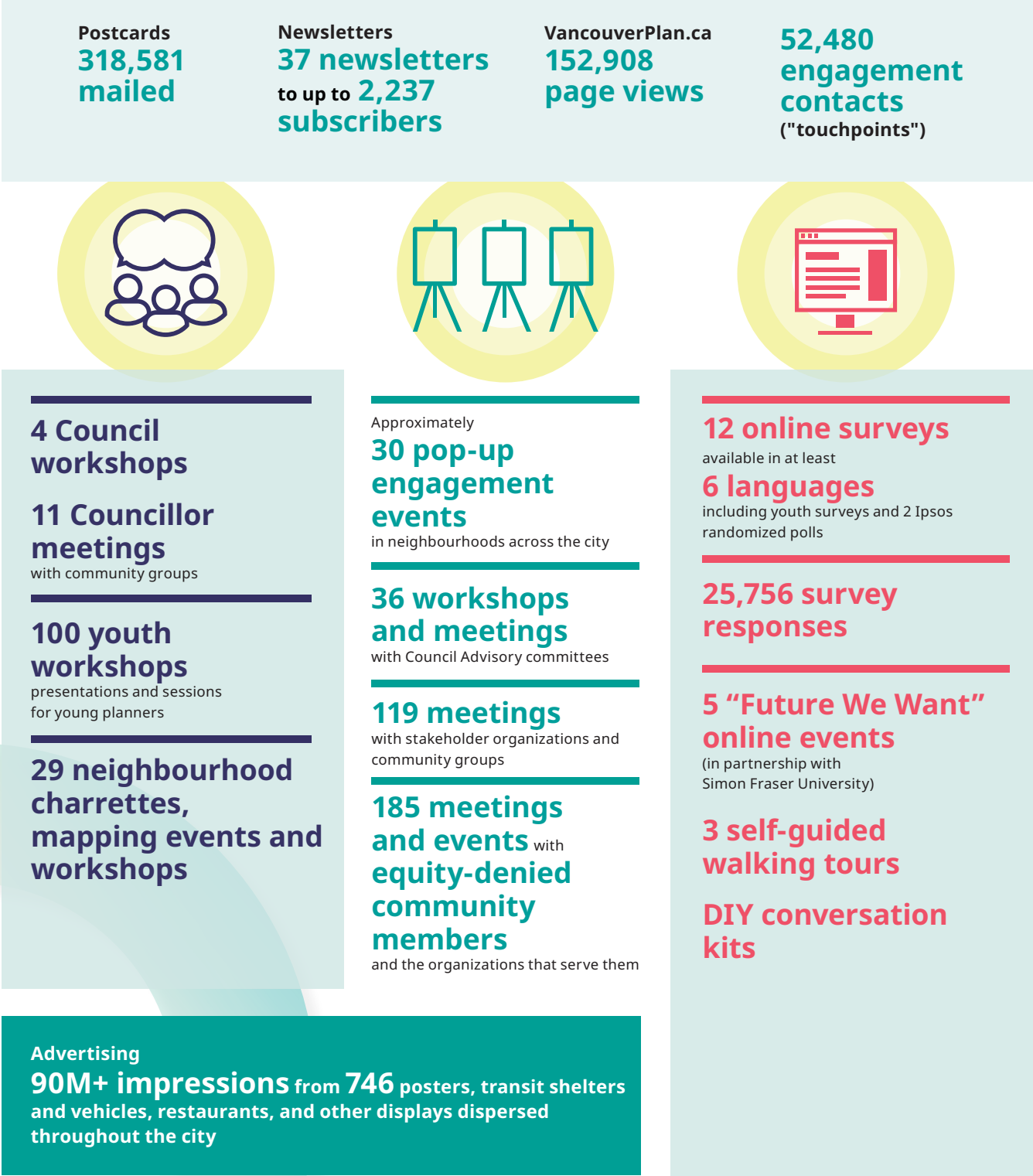


Output from a youth engagement session, Mount Pleasant, August 2021 (Source: Stina Hanson)

Figure 5: Vancouver Plan engagement participation

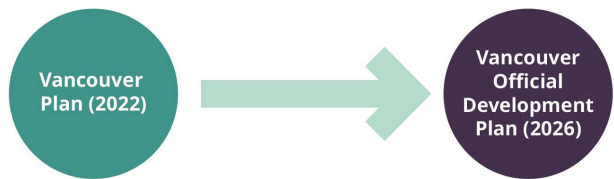
PARTICIPATION BY THE NUMBERS

through four phases of engagement from November 2019 to May 2022



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From Vancouver Plan to Vancouver ODP



In response to Provincial legislative changes in 2024 establishing a requirement to adopt a city-wide ODP, the City adapted Vancouver Plan into the Vancouver ODP. Getting from Vancouver Plan to the Vancouver ODP entailed:

- Developing new legislatively required content through an interdepartmental process and with input from external agencies;
- Refining the draft ODP, including seeking review by the local Nations and inviting public review and comment on the draft in the fall of 2025; and
- Adopting the ODP after:
 - consideration of the enacting by-law in conjunction with financial and waste management plans;
 - a Public Hearing; and
 - acceptance of the updated Regional Context Statement by the Board of Metro Vancouver; as required by legislation.

How is the Vancouver ODP different from Vancouver Plan?



Vancouver Plan’s directions, shaped through the four phases of planning and extensive engagement described above, formed the basis of the ODP. The ODP also includes content that is legislatively required by the Vancouver Charter (e.g., a new chapter on hazardous lands, and greenhouse gas emission reduction targets), as well as new content to reflect minor changes that bring the Plan up to date with policies adopted by Council between approval of Vancouver Plan and adoption of the ODP.

Unlike Vancouver Plan, the Vancouver ODP is a statutory plan adopted by by-law. The Vancouver Charter establishes that all future development must be consistent with (not contrary to or at variance with) the Vancouver ODP. The Charter also includes requirements for periodic reviews and updates to the ODP.

Figure 6: Vancouver ODP engagement participation

This page has been intentionally left blank to incorporate a summary of all public engagement throughout the ODP development process.

False Creek and Downtown (Source: City of Vancouver)



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3. LOOKING TOWARDS 2050

Vision:

Vancouver is a city that lives in greater balance with our ecological systems while providing more complete, inclusive, and resilient neighbourhoods where people of all ages, incomes, abilities, and backgrounds thrive.

Imagine a future where everyone in Vancouver has a home they can afford in a vibrant neighbourhood of their choice - one that offers convenient access to all their daily needs such as grocery stores, medical services, a library, neighbourhood house, and park within a short walk or roll from home. Imagine all of Vancouver's neighbourhoods with accessible sidewalks and tree lined streets that provide cool shade on hot summer days. A city where people move around safely and comfortably, using the city's high-quality walking, biking, and transit networks. An economy that provides jobs close to home or within a short commute. A community where parents feel supported with easy access to quality, affordable childcare, and seniors and singles feel connected. A learning culture where youth are provided educational opportunities and encouraged to pursue their greatest ambitions.

Imagine a Vancouver in which diversity is expressed prominently, and the city embraces and reflects the original stewards of these lands - the Musqueam, Squamish, and Tsleil-Waututh Peoples. A place where nature has made its way back into the urban fabric. People feel safe with a sense of belonging.

Vancouver residents want a city that is livable, affordable, and sustainable - a place that is inclusive, diverse, and works for everyone. The future we want is grounded in **Three Foundational Principles** and will be achieved through **Three Big Ideas**.

Seawall at English Bay (Source: Aaron Lao)

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Three Foundational Principles are at the centre of the Vancouver ODP.



Reconciliation

We will continue to form relationships of mutual respect and understanding with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations and urban Indigenous communities, integrating Indigenous perspectives in planning and decision-making processes.



Equity

We will advance an equitable approach to planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to equity-denied groups, so that everyone has the chance to thrive.



Resilience

We will proactively plan for an uncertain future so we can withstand, adapt, recover, and thrive in the face of shocks like earthquakes and climate change impacts, and reduce stresses like affordability and inequities.

Three Big Ideas represent the main aspirations for the ODP, characterizing new ways of growing for the city. The Big Ideas reflect community priorities and integrate policies in all areas of the ODP, helping steer us to our desired future.

Equitable Housing and Complete Neighbourhoods

Allowing more housing options and opportunities for everyone to choose a livable neighbourhood that meets their needs. Ensuring all neighbourhoods have the things that matter most.



An Economy that Works for All

Protecting and expanding areas for business and employment. Adding more job space to neighbourhoods, and advancing accessible and equitable economic opportunities. Ensuring a mix of housing, jobs, shops, and services close to rapid transit.



Climate Protection and Restored Ecosystems

Creating streets for people to move around by walking, rolling, biking, and taking transit. Supporting building methods that reduce energy consumption. Protecting and making space for nature.



Photos top to bottom: Main Street; Commercial Street cafe; Vancouver beach (Source: City of Vancouver)

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4. GETTING TO OUR BIG IDEAS

Collective Impact

The people of Vancouver have set an extraordinary Vision built on a foundation of aspirational principles and Big Ideas. Reaching this ambitious future will require the commitment and dedication of all the City's stakeholders, from senior governments, non-profits, and businesses, to neighbourhood groups and residents. Solutions that deliver childcare, affordable housing, schools, climate action strategies, transit, and supports for public health rely on the partnerships and investment of other government agencies and non-profit providers. Artistic, cultural, educational, and social services and benefits that enrich the lives of our residents and visitors, will come through collaboration and the dedication of the artistic community, non-profits, philanthropic organizations, and volunteers.

Setting clear, realistic expectations with fiscal responsibility

The ODP establishes clear land use direction for a more affordable, sustainable, and livable city. This will require upgrading and expanding physical, educational, and cultural infrastructure and services.

The future envisioned by the ODP will require difficult choices to balance inherent trade-offs. With limited land and resources, priorities must be established with equity and reconciliation top of mind, and the City must set clear and realistic expectations for facilities, levels of service, and the necessary funding required to meet the needs of a growing, maturing city.



Choosing favourite places on a map as part of Vancouver Plan engagement (Source: City of Vancouver)

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5. VANCOUVER ODP AT A GLANCE

Official Development Plan Structure

The ODP is organized and structured in the following way:

Three Foundational Principles: Reconciliation, Equity, and Resilience are included as foundational principles in the ODP. This chapter makes commitments to these principles, in the form of actions that the City will work towards taking. These principles are central to the ODP and are woven throughout and build on approved Council direction. Icons indicate where policies advance the foundational principles.

Big Ideas: Three Big Ideas are the main aspirations for the ODP. They do not have their own distinct policy section in the ODP; however, they guide and are supported by many of the policies throughout the ODP.

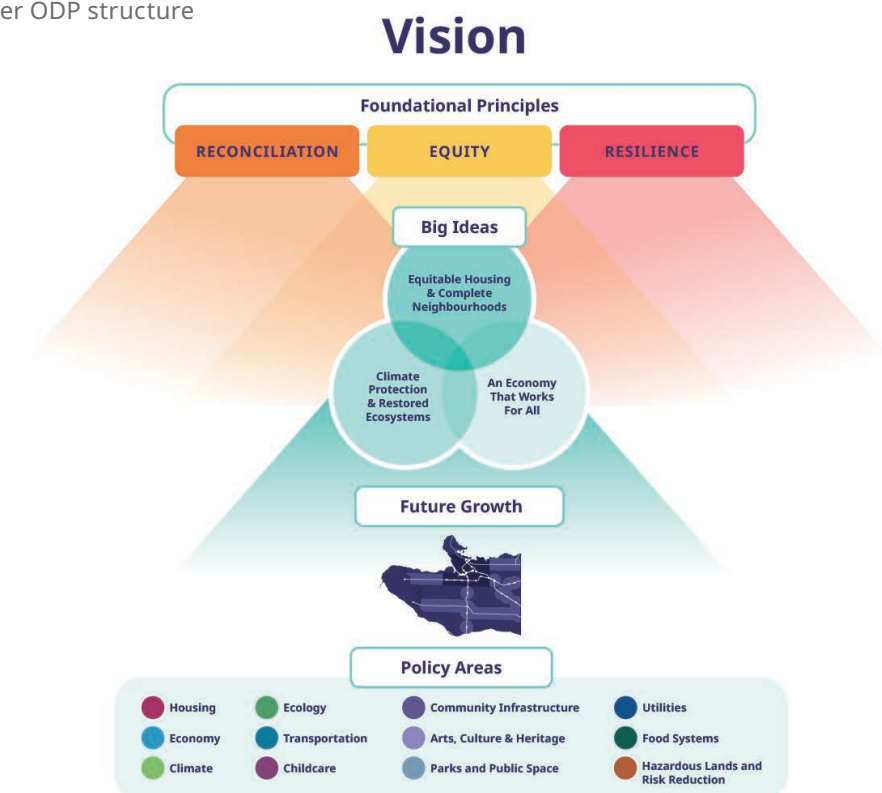
Future Growth: This chapter presents the long range land use vision for achieving the Big Ideas of the Plan. The Urban Structure Strategy in this chapter will guide area planning and policy over the coming decades. This chapter also presents the Generalized Land Use (GLU) Map with parcel-based GLU designations conveying development potential under current land use policies and regulations.

Policy Areas: Policy areas underpin the overall land use vision and cover key city-building topics. These policies advance the three Foundational Principles and three Big Ideas. Each policy area consists of a vision statement, key directions, and policies to help realize the directions.

Implementation: This chapter describes the various pathways for the realization of the vision of the ODP, including through a combination of city-led policy development and action, and managing development to ensure that it is consistent with the Plan.

Appendices: The appendices form part of the Plan. These include the Regional Context Statement and a range of maps.

Figure 7: Vancouver ODP structure



Policy and Regulatory Context

The City’s land use framework is structured in the following way:

Metro Vancouver Regional Growth Strategy (Metro 2050): Metro 2050 guides growth across the region, and represents a shared commitment to managing growth in a sustainable way, focusing growth near transit, protecting regionally-significant industrial and agricultural lands, and achieving additional regional goals.

Vancouver ODP: Vancouver’s ODP provides the long-term vision for the city’s growth and development, and establishes GLU designations and policies to implement the vision. The Regional Context Statement included in the Plan articulates how the Plan advances regional goals at the city level, and confirms consistency with the Regional Growth Strategy.

Area Plans: Area plans must reflect and be consistent with the city-wide ODP, but provide finer grained direction for future land use, development and building form. Some area plans are currently in the form of area-specific ODPs, for example the Jericho Lands ODP.

Rezoning Policies: Rezoning policies establish where there is policy to support rezoning applications, and what types of development would be policy-compliant. Many rezoning policies are approved as part of area plans to advance the shared land use goals in the ODP and Plan areas (e.g., Broadway Plan, Cambie Corridor Plan). Others, like the Secured Rental Policy and the Transit-Oriented Areas Policy, apply city-wide.

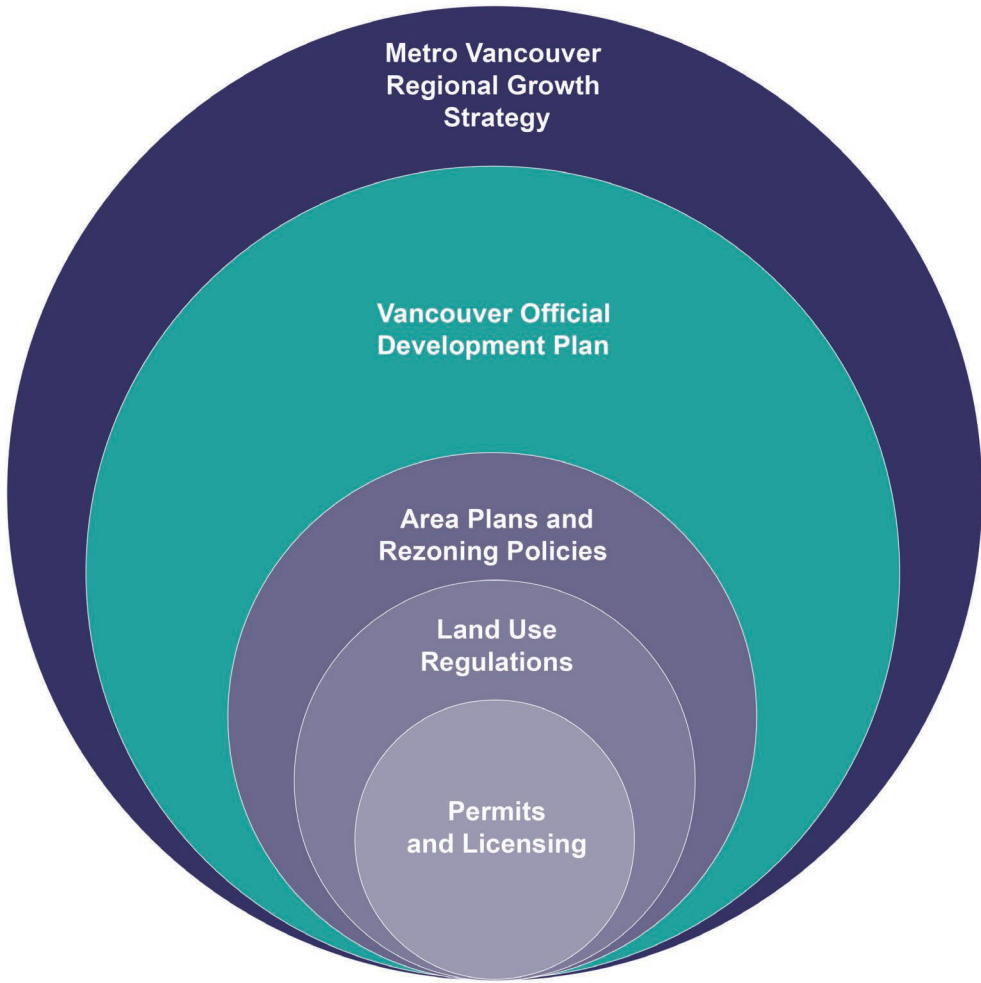
Additional Topic-Specific Strategies, Plans, and Policies: There are many additional city-wide and topic-specific plans and strategies, which provide greater detail than the ODP in particular topic areas (e.g., Equity Framework, Housing Vancouver Strategy, Climate Emergency Action Plan etc.). The City also has a suite of topic-specific policies, many of which apply at time of rezoning, such as the Tenant Relocation and Protection Policy, the Industrial Lands Policy, and the Sustainable Large Sites Policy.

Land Use Regulations: The Zoning and Development By-law regulates land use and development based on policy directions set out by the higher-level documents and provincial legislation. Development and land use is also regulated through other by-laws, such as the Subdivision By-law, the Building By-law, the Protection of Trees By-law, and more.

Permits and Licenses: Development and Building Permits are issued for development and alteration of land and buildings, in compliance with the regulations in the Zoning and Development By-law, Vancouver Building By-law and other by-laws. Business licenses are also issued in compliance with the Licence By-law and other regulations and policies.

The graphic below illustrates Vancouver’s land use framework, and the relationship between the Vancouver ODP and other plans, policies and regulations which are not formally part of the ODP. The circles indicate the level of detail; larger circles generally represent broader scope and scale, while smaller circles represent more specific, detailed guidance and permissions. Inner layers must be consistent with layers above them, and together they guide land use. There are also additional topic-specific strategies, plans and policies which guide the City’s work and policy development.

Figure 8: Land use framework



PART 2: PLAN FOUNDATIONS



Walk for Reconciliation, Georgia Street (Source: Aaron Lao)

FOUNDATIONAL PRINCIPLES

Three principles provide a foundation for the Vancouver ODP – **Reconciliation, Equity, and Resilience**. These foundational principles are woven through the ODP and build on approved Council direction.

These foundational principles have enhanced the planning process, directly informed policy development, and serve as a framework for implementation. Alongside the commitments put forward in the Vancouver ODP, work is underway at the City as well as with partners and communities, to continue advancing these goals. As the work progresses and goals are achieved, Vancouver ODP will be updated and refreshed.

The following sections provide further context on each foundational principle and a description of the City's broader commitments to advance each.



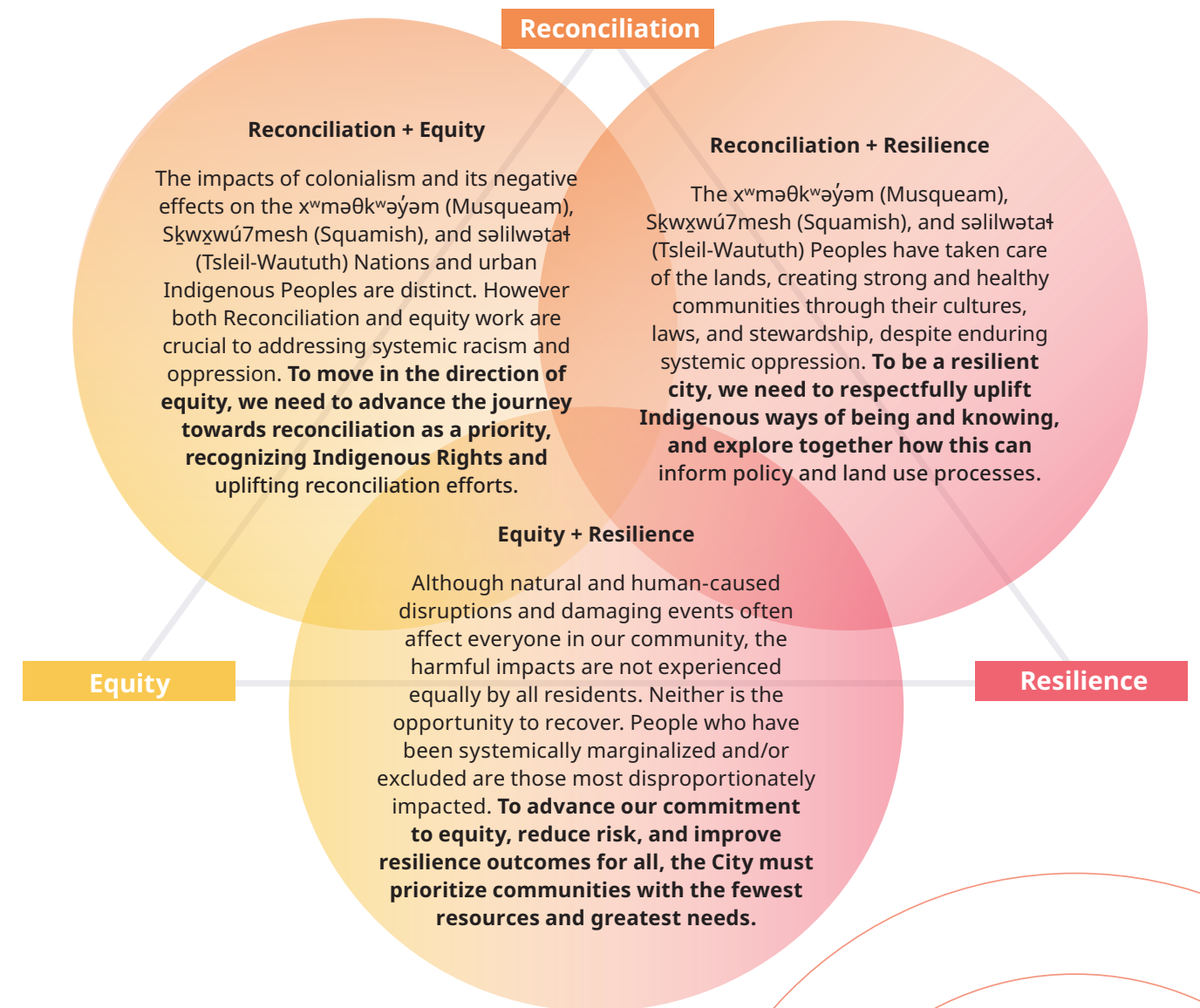
Photos top to bottom: Gathering of Canoes (Source: Pablo Cesar Palma); Mural by Anne Marie Slater, Scott Chan and Coleman Webb (Source: City of Vancouver); Jericho dock during a storm (Source: City of Vancouver)

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Tsleil-Waututh children learning about the Coast Salish practice of cedar bark stripping (Source: Nancy Bleck)

Figure 9: Connections between the Foundational Principles



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1. RECONCILIATION

The City of Vancouver occupies the unceded territories of the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (the local Nations) who have called this place home since time immemorial. They have stewarded these lands and waterways to ensure prosperity for future generations.


The word ‘unceded’ means ‘taken without consent’ and refers to a process (of colonization) by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land.

These lands continue to be occupied by settlers, and Indigenous Peoples face ongoing dispossession and colonial violence. Colonial practices have negatively affected Indigenous Peoples, the land and waterways, and non-human species that previously flourished in these territories. Discriminatory and racist policies like the Indian Act, the Residential School System, and segregated Reservations were all tools in the genocide

against Indigenous Peoples. These colonial policies have perpetuated the invisibility of the local Nations on their lands, and limited inclusion in decision-making and narratives about Vancouver. As a result, Vancouver’s city-building efforts do not fully reflect Musqueam, Squamish, and Tsleil-Waututh language, stories, and cultures.

Reconciliation aims to support the healing of past harms and wrongs that have occurred, and continue to this day. The City of Vancouver seeks to strengthen relationships with Musqueam, Squamish, and Tsleil-Waututh Nations and to ensure reconciliation is at the core of city-building work.

*Please refer to **Part 1 Introduction and Overview** for an introduction to the local Nations and their relationship to present-day Vancouver.*



Throughout the Vancouver Plan, this icon highlights which policies are **advancing reconciliation**.

The City’s commitment to reconciliation

The City of Vancouver adopted the **Reconciliation Framework** in 2014, with the long-term goal of strengthening relations with xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations and urban Indigenous partners. At the same time, the City unanimously voted to acknowledge that the city is on the unceded territory of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

Several streams of work confirm the City’s commitment to reconciliation including its commitment to implement:

- Truth and Reconciliation Commission Calls to Action
- National Inquiry into Missing and Murdered Indigenous Women and Girls Calls to Justice
- Red Women Rising report recommendations

These commitments are delivered through specific projects, programs, and partnerships. One example includes working with the Musqueam, Squamish, and Tsleil-Waututh Nations partnership (MST DC) on a number of major planning projects, including the ʔə́yalməxʷ/Iýálməxw/ Jericho Lands and the

Heather Lands, involving new policies to advance reconciliation.

The **United Nations Declaration on the Rights of Indigenous Peoples** (UNDRIP, 2007) is a comprehensive international instrument on the basic human rights of Indigenous Peoples around the world. It sets out a broad range of collective and individual rights that constitute the minimum standards to protect the rights of Indigenous Peoples and to contribute to their survival, dignity, and well-being. It also affirms that Indigenous Peoples are free from discrimination of any kind and recognizes the urgent need to respect and promote the inherent rights of Indigenous Peoples.

The City of Vancouver seeks to uphold these human rights in its institutions, policies, and practices. In 2021, Vancouver created an UNDRIP Task Force in partnership with Musqueam, Squamish and Tsleil-Waututh Nations. Through a collaborative intergovernmental process, a City of Vancouver UNDRIP Strategy and a five-year UNDRIP Action Plan were created. Work on implementing the Vancouver UNDRIP Strategy and Action Plan continues.



Continue to strengthen relationships of mutual respect and understanding with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous communities, integrating Indigenous perspectives in planning and decision-making processes.

Vancouver ODP Commitments

1. **Support xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations’ inherent rights and self-determination.** Musqueam, Squamish, and Tsleil-Waututh Nations have constitutionally protected rights, Aboriginal title, and interests within their unceded territory. This commitment means creating more relevant, respectful ways to support the local Nations in leadership roles and in land use planning processes. This includes supporting their collective rights and abilities to pursue their political, social, economic, and cultural paths into the future. It means engaging and collaborating with the local Nations when developing significant land use policies, and exploring opportunities to align strategies, plans, and principles. This requires the City to work towards processes and timelines that are respectful and aligned with the local Nations’ protocols and interests.
2. **Recognize and support urban Indigenous Peoples.** This means creating more opportunities for urban Indigenous Peoples to participate in the city, with access to opportunities in which they feel safe and have a sense of belonging. Engaging meaningfully with urban Indigenous Peoples, and supporting their needs to flourish, recognizes their place as significant contributors to a thriving and diverse Vancouver.
3. **Respect and uphold xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) culture and heritage.** This means increasing Musqueam, Squamish, and Tsleil-Waututh visibility and voice on the land by prioritizing and supporting cultural practices, stewardship, and ways of knowing, as guided by the local Nations and respecting their protocols.
4. **Work collaboratively with xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations to include decolonizing and Indigenous practices in land use planning processes.** This involves examining processes and procedures that perpetuate and maintain injustices and inequities, and work to dismantle them. Doing so will make it possible for the City to come into right relations with xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) and urban Indigenous Peoples.



Elder Amy George drumming during a healing circle (Source: Nancy Bleck)

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2. EQUITY

Many people face multiple barriers in accessing housing opportunities, facilities, and/or services due to structural and systemic inequities based on race, identities, abilities, or circumstances. Some are not able to fully participate in aspects of public life including social, economic, cultural, spiritual, and political activities. Others have limited access to housing, jobs, transportation, greenspace, and other essential amenities and daily needs because of where they can or cannot reside. The rising cost of living has many people assessing their ability to remain in Vancouver, as the gap between rich and poor continues to grow.

Current land use policies and processes reinforce many geographic, economic, and social inequities and create barriers that have disproportionate impacts on marginalized or excluded residents and communities. An equitable city will expand choice and increase agency for individuals and communities, with particular attention to equity-denied groups. Land use policies and practices will be assessed and intentionally transformed to ensure the benefits of living and working in Vancouver are more equitably distributed.



Throughout the Vancouver Plan, this icon highlights which policies are **advancing equity**.

The City's commitment to equity

The City's **Equity Framework** (2021) reflects the City's commitment to equity work over the long-term. Many existing and ongoing policies support the City's equity efforts, including the **Accessibility Strategy** (2022), **Resilient Vancouver Strategy** (2019), **Women's Equity Strategy** (2018), **Reconciliation Framework** (2014), and the **Healthy City Strategy** (2014).

The **Equity Framework** defines equity as both an outcome and a process:

- Equity as an outcome is the condition that would be achieved if one's identity no longer predicted how one fares.
- Equity as a process is the replacement of policies, practices, attitudes, and cultural messages that reinforce differential outcomes based on identity or fail to eliminate them.

The City's approach to equity involves applying the following four lenses to all processes and practices:

1. **Indigenous Rights** – upholding, recognizing, and protecting inherent and constitutionally protected Indigenous Rights.

2. **Racial justice** – understanding and explicitly talking about the implications of race in any given situation, and actively working to elevate racialized voices and dismantle racism.
3. **Intersectionality** – recognizing how different forms of systemic discrimination—like racism, classism, ableism, and sexism—intersect and create compounding negative effects, and designing ways to specifically benefit those who are at the intersections and are being negatively impacted.
4. **Systems orientation** – recognizing embedded discrimination within systems, and redesigning their rules and incentives, in order to lead to more equitable outcomes.

The **Equity Framework** reflects the City's commitment and obligation to upholding human rights. All municipalities have a legal duty to ensure that land use planning practices are consistent with human rights legislation.



Advance an equity-based approach to land use planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to mitigating disadvantages of equity-denied groups, so that everyone has the chance to thrive.

Vancouver ODP Commitments

1. **Integrate equity in all land use plans, regulations, and processes.** This means aligning policies, decisions, and processes with the Equity Framework to help identify and remove barriers. This also means working towards eliminating existing land use policies and regulations that perpetuate disparities and discrimination, and developing accountability measures, including monitoring and evaluation.
2. **Expand housing choice in all neighbourhoods to broaden diversity and inclusivity.** This means ensuring all individuals and groups can participate in all aspects of public life, and have affordable and secure housing options in complete neighbourhoods where daily needs can be found close to home.
3. **Minimize displacement.** This means ensuring growth and change provide opportunities for existing residents, organizations, and businesses to remain and thrive in the city. This requires that monitoring, evaluation, and accountability measures be developed accordingly.

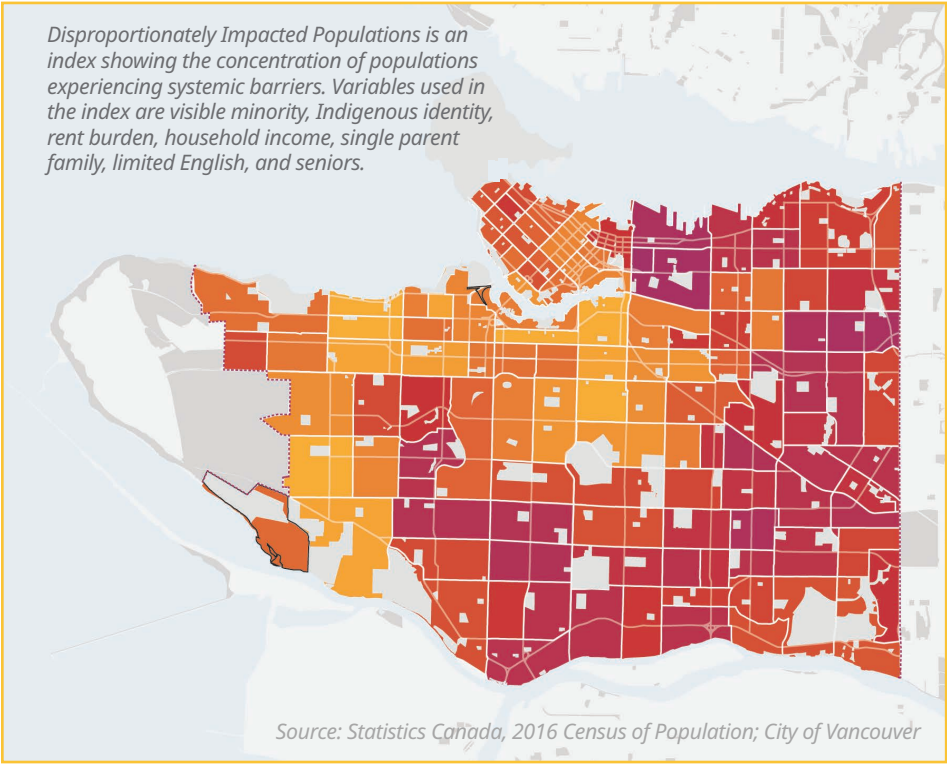
Map 1: Disproportionately impacted populations

Considerations for the data used in this map:

Measuring inequities is not a straightforward task. This map can help us understand how inequities show up in the city at a high level but there are limitations and considerations that should be kept in mind when interpreting this information:

- The data is restricted to characteristics that are captured by the Census. This means that many important aspects of identity (for example, gender identity and expression, sexual orientation, disability, or health status) are not reflected in this map.
- People who are part of systemically equity-denied groups are not homogenous. Maps cannot depict these distinct characteristics, nor can they depict people's resilience and agency.
- There are factors that shape people's experiences that cannot be quantified or mapped at all. This map depicts characteristics of certain areas, which might not reflect the characteristics of individuals within these areas. For example, some people will experience systemic barriers regardless of how many people around them share characteristics.
- Data from the 2021 Census is heavily skewed by the impacts of the COVID-19 pandemic and associated support programs. Income data from the 2021 Census reflects significant government income support programs, which temporarily reduced low income situations and the ratio of housing costs to income. Restrictions on social interaction and movement may also have also impacted people's living arrangements or their ability to complete the census.

Despite these limitations, mapping inequities is a valuable exercise. It can help us understand how inequities experienced by people might be addressed (or aggravated) by policies and decisions made by the City, and it can enable us to assess the effectiveness of efforts to address inequities over time.



Disproportionately Impacted Populations

High concentration
Low concentration

- First Nations Reserves
- Parks and open space
- Schools
- Greenspace in other jurisdictions
- City boundary

3. RESILIENCE

Resilience is the ability of individuals, communities, organizations, businesses, and systems within a city to survive, adapt, and thrive in the face of shocks (an event or disruption like earthquakes or heat waves) or chronic stresses (an ongoing challenge like unaffordable housing, climate change, or social isolation).

Resilience is determined and influenced by many, many factors - physical geography and the natural environment, urban infrastructure and buildings, and social, political, and economic systems.

Many of the same assets that make Vancouver a desirable place to live also pose unique challenges for resilience. The mountains and shoreline that support biodiversity also expose the region to earthquakes and flooding. The Port of Vancouver and Pacific Gateway location create thousands of jobs and economic growth, also exposing the land and waters to oil spills and hazardous materials accidents that threaten our ecological systems and health. The beauty and livability of Vancouver itself make it a highly desirable place to live, exacerbating housing affordability.

Planning for resilience is central to the overall health, safety and well-being of residents, businesses and the natural environment. A resilient city requires collaborative work and creative approaches across departments and with community, industry, and government partners.



Throughout the Vancouver Plan, this icon highlights which policies are **advancing resilience**.

The City's commitment to resilience

The City commits to building resilience in three priority areas:

1. **Thriving and Prepared Neighbourhoods** - to help communities share knowledge, contribute to decision-making, and collectively prepare for and recover from both shocks and stresses.
2. **Proactive and Collaborative City** - to achieve resilience through various collaborations, and change systems in the city that make people vulnerable.
3. **Safe and Adaptive Buildings and Infrastructure** - to improve building performance in case of an earthquake, and to upgrade facilities including water services and flood prevention.

The City has many strategies and policies that build a strong foundation for resilience. These include the **Resilient Vancouver Strategy** (2019) as well as **Spaces to Thrive** (2021), **Rain City Strategy** (2019), **Climate Change Adaptation Strategy** (2024), **Healthy City Strategy** (2014), and **Earthquake Preparedness Strategy** (2013).

Collectively these documents offer hazard and risk information that can inform land use policy and urban design, reduce Vancouver's risks, increase preparedness, and strengthen the social fabric and community well-being.

In order to improve resilience, the City will continue to learn from past shocks (like COVID and heat waves) and ongoing stresses (food inequity and social isolation) and develop integrated solutions that centre the needs of those most impacted to recover from these challenges, and prevent future harm.

The City will also seek to learn from local Nations who are leading the way on climate action, through initiatives such as Musqueam Indian Band's environmental stewardship and climate action work, Squamish Nation's Climate Legacy Strategy, and Tsleil-Waututh Nation's Climate Change Resilience Plan and Energy Efficient Low Carbon Buildings Policy.

The City will work to address root causes of risk, reduce chronic stresses, address ongoing inequities, and learn from mistakes to recover in a way that prevents future harm, and fosters a healthy, sustainable, and thriving city for all.



Proactively plan for an uncertain future so we can withstand, adapt, recover, and thrive in the face of shocks like earthquakes and climate change impacts, and reduce stresses like affordability and inequities.

Vancouver ODP Commitments

1. **Enable communities to support each other in surviving, adapting, and thriving in the face of shocks and stresses.** This means building the strength of community connections through land use and urban design. This also includes making sure communities have the infrastructure they need to deliver basic needs through unexpected challenges.
2. **Reduce risk and better understand the city's hazards, risks, vulnerabilities, and strengths related to our physical, social, economic, and ecological systems.** This means proactively and collaboratively managing shocks and stresses, adopting new techniques and processes to improve our data, anticipating trends, and capturing emerging opportunities to build a better city for generations to come.
3. **Invest in safe and adaptive buildings and infrastructure and improve access to basic needs for all.** This means improving the safety, performance, and adaptive capacity of buildings and infrastructure that we depend on (such as buildings, civic assets, social infrastructure, green infrastructure and natural assets, roads, sewers and drainage technology), ensuring our buildings and infrastructure can provide safe, reliable services today and in the future, under changing conditions.

King tide at David Lam Park
Source: Stewart McIntosh



PART 3: PLAN ASPIRATIONS



Main Street (Source: City of Vancouver)

THREE BIG IDEAS

Three Big Ideas are aspirational ways of growing and changing Vancouver to reflect community priorities. These Big Ideas provide guidance for growth and direction for the development of policies within the ODP.



Photos top to bottom: Main Street; Commercial Street cafe; Vancouver beach
(Source: City of Vancouver)

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1 EQUITABLE HOUSING AND COMPLETE NEIGHBOURHOODS

- Ensure more affordable housing choices are available to ease the housing affordability crisis.
- Transform low-density neighbourhoods to include housing choice for all income groups and family types.
- Leverage transit investments to support growing neighbourhoods.
- Protect neighbourhood assets, like affordable rental housing, local businesses, arts and culture, and places for social gatherings.
- Create more complete, walkable neighbourhoods by adding services and amenities like childcare, parks, plazas, community facilities, and access to affordable, nutritious food.



For related Policy Directions see:

Part 4 Future Growth: FG1. Urban Structure Strategy

Part 5 Policy Areas: 1. Housing, 2. Economy, 3. Climate, 4. Ecology, 5. Transportation, 6. Childcare, 7. Community Infrastructure, 8. Arts, Culture & Heritage, 9. Parks and Public Space, 10. Utilities, 11. Food Systems, 12. Hazardous Lands and Risk Reduction

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2

AN ECONOMY THAT WORKS FOR ALL

- Reinforce Vancouver's role as the regional job centre by building on economic strengths and welcoming value-aligned investment, workers, and employers.
- Protect, expand, and support industrial/employment areas, business districts, campus institutions, and a broad and diverse base of jobs and services.
- Encourage a diverse and accessible mix of local-serving and small businesses and jobs in all neighbourhoods.



For related Policy Directions see:

Part 4 Future Growth: FG1. Urban Structure Strategy

Part 5 Policy Areas: 2. Economy, 3. Climate, 5. Transportation, 6. Childcare, 8. Arts, Culture & Heritage, 9. Parks and Public Space, 11. Food Systems

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3

CLIMATE PROTECTION & RESTORED ECOSYSTEMS

- Create people-first streets that are safe, attractive, and support people walking, rolling, biking, and taking transit.
- Support construction and building methods that reduce energy consumption to progress towards a zero carbon city.
- Support Indigenous, land-based cultural practices, stewardship, and learning.
- Protect waterfronts and waterways.
- Make space for nature, protect habitat, and ensure healthy, thriving ecosystems.
- Design infrastructure with nature in mind.
- Plant more trees in areas with limited tree canopy to take advantage of all the natural benefits trees provide.



For related Policy Directions see:

Part 4 Future Growth: FG1. Urban Structure Strategy

Part 5 Policy Areas: 3. Climate, 4. Ecology, 5. Transportation, 9. Parks and Public Space, 10. Utilities, 11. Food Systems, 12. Hazardous Lands and Risk Reduction

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PART 4: FUTURE GROWTH

FUTURE GROWTH

Achieving the ODP's vision for future growth requires a unified approach to land use planning that builds on the goals of existing policies while establishing a clear vision for the future. The Future Growth part of the ODP is divided into two sections: the Urban Structure Strategy and the Generalized Land Use (GLU) designations. These sections work together to guide the shape of Vancouver over time, including the location, types and intensity of different land uses to address our needs and aspirations.



Mount Pleasant Clock (Source: City of Vancouver)



Top: Rapid transit bus (Source: Arzen Chan)
Bottom: Land use around Renfrew Station towards downtown (Source: Klaudia Tufina)

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The **Urban Structure Strategy** provides guidance and direction on how the city will accommodate growth over the next 50-100 years. It establishes neighbourhood types to guide how different areas of the city will develop over time. In areas where current policy does not yet reflect the visions outlined in the Strategy, the Strategy will serve as a guide for future policy development, including the creation of new area plans. The Urban Structure Strategy does not enable rezonings and is not intended to reflect where there is rezoning potential across the city; instead that information is represented in the Generalized Land Use section.

The **Generalized Land Use (GLU)** designations serve a different purpose than the Strategy. The GLU designations reflect the maximum development

potential under current land use policies and regulations. Permitted uses and development intensity from existing policies and regulations are generalized into broad land use categories. The GLU designations are future-oriented, in that for many parts of the city, they reflect development potential that is enabled by policy but has not yet been incorporated into zoning entitlements. The map is intended to show how the city may develop over the next 30 years.

In some areas, the GLU designations already align with the directions under the Urban Structure Strategy. In other areas, the GLU designations do not yet reflect the land uses or intensities envisioned under the Strategy, indicating opportunities for future area planning and policy development.

Figure 10: Relationship between the Urban Structure Strategy, area plans, the GLU, and zoning entitlements



The Urban Structure Strategy and the GLU map do not confer any development rights or entitlements, and development applications are expected to meet all applicable City policies and regulations.

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Rapid transit at Oakridge MTC
(Source: Arzen Chan)

FG1. URBAN STRUCTURE STRATEGY

The Urban Structure Strategy provides a high level guide for area planning and policy. It allocates growth and demonstrates how change within Vancouver’s neighbourhoods, business districts, and industrial areas can help meet the housing and employment needs of new and existing residents. It proposes a balanced approach to urban development that will address goals of livability, affordability, and sustainability.

The Strategy evolved out of the Land Use Strategy that was developed as part of Vancouver Plan. It reflects community values and aspirations and will shape conversations around priority setting for City investment in the years to come.

As the Strategy is not parcel-based, it allows for the flexibility to adapt to changing circumstances, such as new information on transit infrastructure.

The Urban Structure Strategy

- directs new housing choices to low-density residential areas rich in amenities and adds opportunities for new amenities and services in areas that are currently underserved;
- reinforces Vancouver’s role as the cultural and economic centre of the region, while managing growth to prioritize the health, happiness, and well-being of residents;
- encourages more sustainable and inclusive urban living by enabling affordable housing and jobs within an easy walk or roll of transit;
- strengthens existing and supports new neighbourhood centres by incorporating Missing Middle housing into clusters of local shops, flexible work spaces, childcare, public spaces, and arts and culture venues;
- creates an integrated network of parks, public spaces, ecological corridors, greenways, and active modes of travel (walking, rolling, and biking); and,
- makes space for ecology to function at the site, neighbourhood, and city-wide scale.



Southeast False Creek (Source: City of Vancouver)

Building Blocks of the Urban Structure Strategy

The Urban Structure Strategy builds upon key elements of the existing urban fabric, including buildings, streets, plazas, natural open space, parks, and infrastructure. Often these key elements are studied separately to serve a specific purpose rather than considering how they relate to each other. This approach can result in conflicts between competing priorities and may miss opportunities to satisfy multiple objectives.

The Vancouver ODP considers how different elements of the urban fabric relate to each other, as illustrated by the map layers in Figure 11. This will ensure a coordinated approach for future planning.

More detailed policies and directions related to these and other layers can be found in their respective sections.

Neighbourhoods
Neighbourhoods come in many different shapes and sizes and offer varied opportunities to create more complete neighbourhoods across the city. Embedding more housing choice, jobs, services, and amenities in each neighbourhood allows residents to choose a neighbourhood that best meets their needs.
See **Neighbourhoods | Directions and Policies** for details

Homes
Today, housing opportunities are not evenly distributed across the city. In some neighbourhoods, the focus will be on protecting and renewing existing affordable housing. In other areas, emphasis will be placed on providing new rental options, social housing opportunities, and Missing Middle housing.
See **Part 5 1. Housing** for details

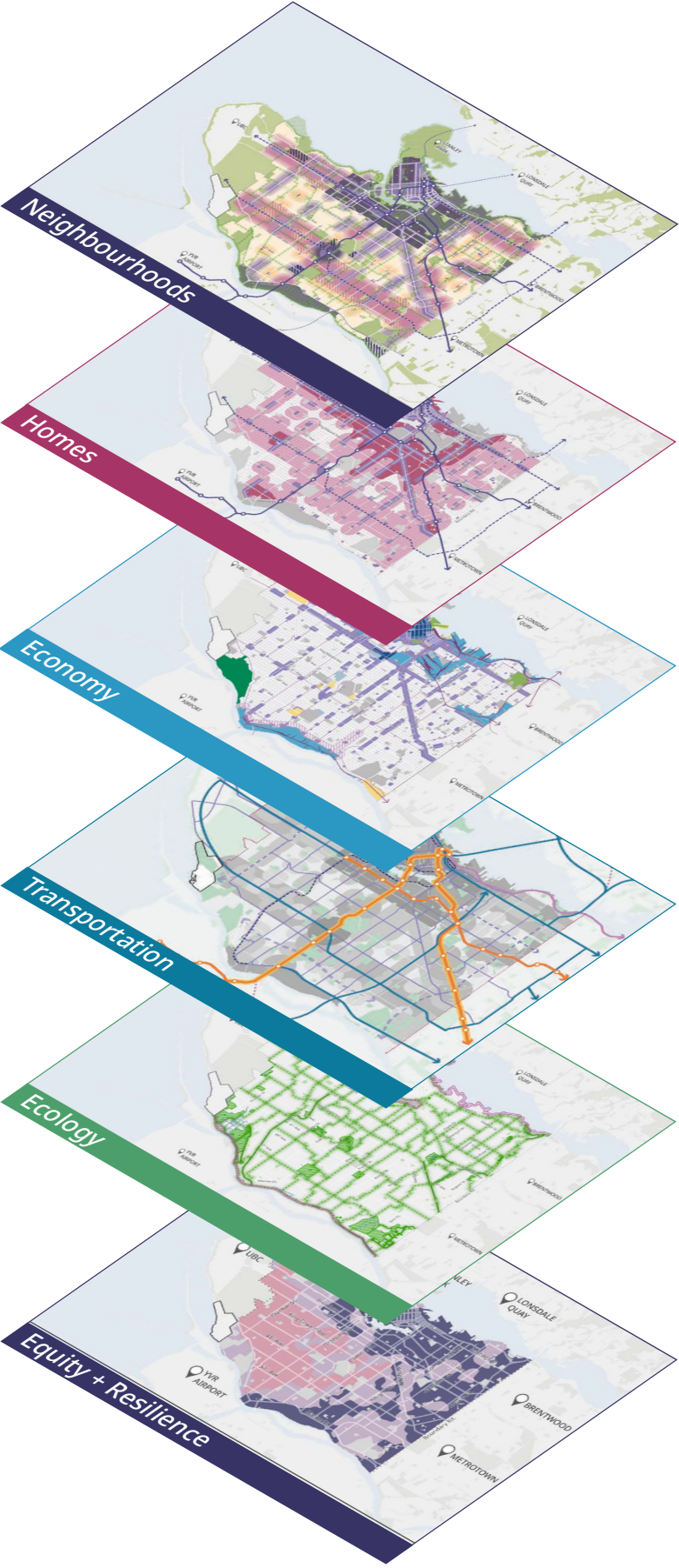
Economy
By strategically identifying areas to prioritize intensifying, expanding, and enhancing employment uses, we can ensure that we are providing the job space to support a thriving city and more complete neighbourhoods.
See **Part 5 2. Economy** for details.

Transportation
High quality walking, biking, and transit networks and connections shape the urban environment and form the backbone of complete neighbourhoods. Connecting people to their jobs and daily needs supports the economy and provides low-cost, healthy, and sustainable ways to get around.
See **Part 5 5. Transportation** for details.

Ecology
A system of existing, enhanced and future natural areas, corridors, and blue green networks that enhances ecosystem function, biodiversity, and allows residents to connect with nature in their daily lives.
See **Part 5 4. Ecology** for details.

Equity + Resilience
Understanding our diverse communities, service and amenity gaps, and environmental hazards will lead to more inclusive, equitable, and resilient neighbourhoods.
See **Direction FG1.10 Equity and Resilience and Part 5 12. Hazardous Lands and Risk Reduction** for details.

Figure 11: City building layers



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Neighbourhoods | Directions and Policies

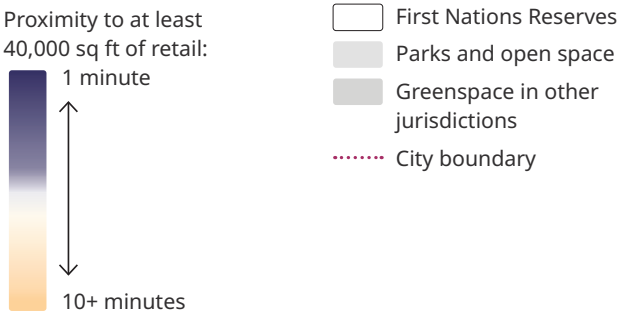
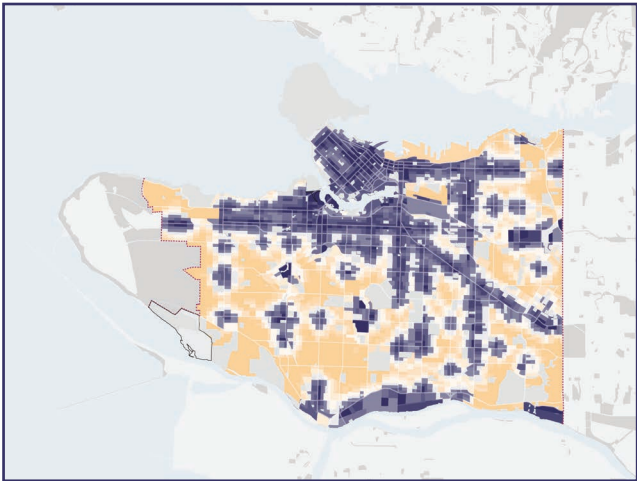
Complete neighbourhoods include all the resources required to meet most residents’ daily needs within a short walk or roll – shops, restaurants, flexible work spaces, internet, community services, housing, transit, schools, parks, and other features. These highly walkable neighbourhoods support better livability through less reliance on cars, support better physical health, and provide a range of housing options for a diverse mix of people. These neighbourhoods also provide more opportunities for social interaction as people meet and connect on the street, at their favourite coffee shop, local playground, and during

everyday activities like walking to get groceries. A city of complete neighbourhoods will help move us to a more sustainable and resilient future.

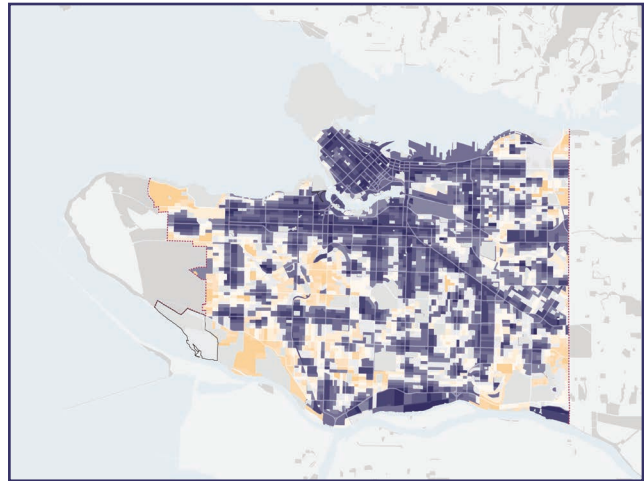
Figure 12 shows that in 2021, 58 percent of residents lived within a 5-minute walk of shops and services. The Urban Structure Strategy in this plan envisions neighbourhoods becoming more complete over time, as different types of commercial uses and nodes are integrated into a variety of neighbourhood types, such that in the future, 76 percent of residents will live within a 5-minute walk of shops and services.

Figure 12: Complete neighbourhoods and climate action

In 2021,
58% of residents
were within a 5 minute walk
of shops and services



In the future,
76% of residents
will be within a 5 minute walk
of shops and services



Source: Licker Geospatial

When people live close to their daily needs and there is a safe, connected, and convenient system for walking, biking, and rolling (using a wheelchair or mobility aid), they are more likely to travel without a car. Less driving means less carbon pollution and better air quality. Achieving the climate goals under the *Climate Emergency Action Plan* requires increasing housing options in existing neighbourhoods that are well-served by amenities and providing needed amenities in densely populated areas.

*Note: Figure 12 illustrates proximity to shops and services, whereas the Climate Emergency Action Plan target for Walkable, Complete Neighbourhoods includes other “daily needs” like parks, schools, and community centres.

Direction FG1.1: Direct Growth Strategically

Direct growth to optimize the unique assets and opportunities of Vancouver’s diverse neighbourhoods, such as transit investments, local shopping areas, and employment districts

Policies

FG1.1.1 Refer to the Urban Structure Strategy and associated policies as a high level guide for future area planning and citywide initiatives influencing land use. The intended character and function of these neighbourhoods,

including built form, land use, density, amenities, and transportation characteristics, are described in *Table 1. Neighbourhood guidelines are described in Directions L1.4 - L1.10.*

Direction FG1.2: Daily Needs

Enable more housing choice, jobs, services, and amenities in neighbourhoods throughout the city so residents can meet most of their daily needs close to home



Viva Robson Square, Bute at Robson street
(Source: City of Vancouver)

Although Vancouver already has many complete neighbourhoods, many still lack key components. Over half of Vancouver residents live in neighbourhoods without walkable and rollable access to daily needs. Many neighbourhoods while rich in amenities, offer few housing options limiting the number of people who can live there. Policies contained in this section will provide opportunities for neighbourhoods to achieve a better balance of these critical elements and will lead to a more inclusive, sustainable, and socially connected city.

Policies

- FG1.2.1 Improve access to jobs and amenities by ensuring alignment between transit service and new housing, shops, services, and amenities.
- FG1.2.2 Strengthen existing neighbourhood centres by providing opportunities for more people to live nearby. Encourage new neighbourhood centres where shops, amenities, transit, and sufficient housing can be located close together.
- FG1.2.3 Allow more housing and community infrastructure off arterial streets to reduce exposure to harmful noise levels and poor air quality.
- FG1.2.4 Mitigate the loss of ecology as neighbourhoods densify by retaining trees and native soils where possible, improving public realm ecology, and seeking to integrate ecological function into the design of new buildings.
- FG1.2.5 Improve coordination of growth with school planning, capacity, and optimizing public school sites as community-serving spaces by working closely with the Vancouver School Board and Conseil scolaire francophone.

Direction FG1.3: City Form

Create equitable, resilient environments that have distinct identities, encourage social connections, and create better communities

Policies

- FG1.3.1

Locating height and density. Allow for higher forms of development close to rapid transit stations and local shopping areas and off busy streets. Avoid abrupt transitions at the edges of plan areas or across laneways and streets.
- FG1.3.2

Distributed pattern of growth. Aim for more distributed (versus concentrated) patterns of growth in the vicinity of transit stations. Rather than focusing high-rise buildings tightly around station areas, look to deliver similar opportunities for homes and job space by allowing more low and mid-rise buildings across a broader catchment.
- FG1.3.3

Distinct and diverse neighbourhoods. Provide for a range of distinct neighbourhoods at different scales to allow people of all walks of life to choose the type of neighbourhood that best meets their needs.
- FG1.3.4

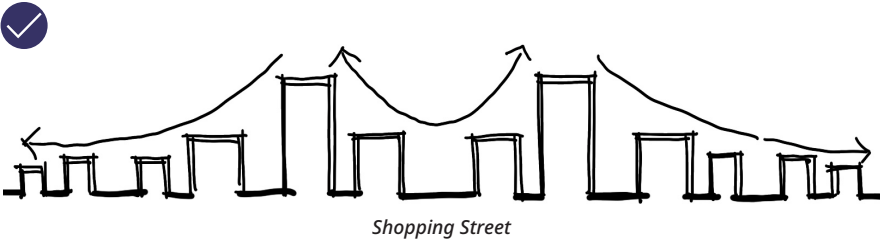
Mix of buildings. Allow for a mix of building types and tenures on each block to provide opportunities for a diversity of people and more eclectic and interesting neighbourhoods.
- FG1.3.5

Connected public realm. Consider a connected network of parks, open spaces, and walking/biking routes as an organizing element in neighbourhoods.

Consider this:

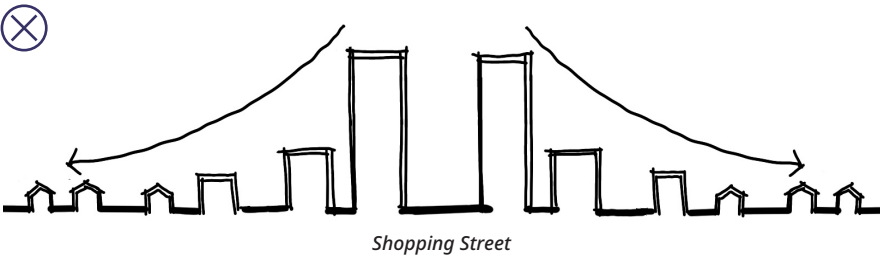
- ✓ Allow for sunlight on shopping streets
- ✓ Allow for low and moderate-income households to live on quiet, green leafy streets
- ✓ Provide a more distributed, versus focused, neighbourhood pattern

Figure 13: Options for shopping streets



Rather than this:

- ✗ Tall buildings that shade shopping streets
- ✗ Low and moderate-income households restricted to busy arterial streets
- ✗ More focused, versus distributed, neighbourhood pattern



Museum of Vancouver and West End buildings
(Source: City of Vancouver)

Urban Structure Strategy

The Urban Structure Strategy conceptually illustrates the type and intensity of change envisioned across the city, to be implemented through area planning and policy development. In some areas, the Urban Structure Strategy reflects existing policy appropriate to the urban context of an evolving metropolitan community. In other areas, the Strategy provides guidance for needed future policy development to improve housing choice and create more complete, inclusive neighbourhoods across the city.

First Nations Reserves: The creation of First Nations Reserves represents an early effort towards spatial segregation and control of Indigenous Peoples' movements. Local Nations have not signed a treaty with the Crown, nor ceded or surrendered their lands or rights. Today, Musqueam Reserve, located south of SW Marine Drive near the mouth of the Fraser River, is a small portion of Musqueam traditional territories and is a community of over 1,300 members. Senákw, at the head of False Creek, is a small piece of what was once Squamish Peoples' settlement. It is currently developing into a high-density urban community.

Existing High Streets and Commercial Hubs: Local-serving shops and services are important anchors for the different Neighbourhood Types. These existing commercial areas will be enhanced and expanded to better support complete neighbourhoods and a growing city.
See Part 5 2. Economy for more details.

Industrial/Employment: Vancouver's limited industrial/employment areas are primarily intended for production, distribution, and repair activities with opportunities for office-based employment on upper floors, hotels in areas well-served by transit and for compatible arts or creative uses. Residential uses are generally not permitted on these lands.
See Part 5 2. Economy for more details.

Major Projects Sites in Progress: There are several major project sites within Vancouver. These master planned communities are designed to provide a range of housing types and tenures supported by shops and services, new infrastructure, and public amenities including parks, childcare, and community and cultural infrastructure. Detailed planning and urban design policy will continue to guide redevelopment of identified major project sites.

Existing Parks and Open Space: Parks and open spaces include uses such as golf courses, natural systems, and cemeteries. The Vancouver ODP contains policies to enhance and expand parks and open spaces to meet ecological goals and the needs of the community.

Neighbourhood Types

Metro Core/Broadway: Principal centre of business, employment, cultural, and entertainment activity for the city and region.
See Direction L1.3 for more details.

Municipal Town Centre (MTC): Second only in regional importance to the Metro Core/Broadway area, Oakridge MTC has excellent access to rapid transit and will support a dense mix of housing, jobs, and amenities.
See Direction L1.4 for more details.

Rapid Transit Area: Existing and future rapid transit areas will grow to accommodate more employment uses and a wide range of housing options, including rental and social housing.
See Direction L1.5 for more details.

Neighbourhood Centre: Oriented around existing local shopping streets, these neighbourhoods will accommodate more housing choice in the future. *See Direction L1.6 for more details.*

Village: These areas will add shops and services to primarily residential neighbourhoods and add Missing Middle housing nearby.
See Direction L1.7 for more details.

Multiplex Area: Multiplexes will be enabled in all neighbourhoods across the city.
See Direction L1.8 for more details.

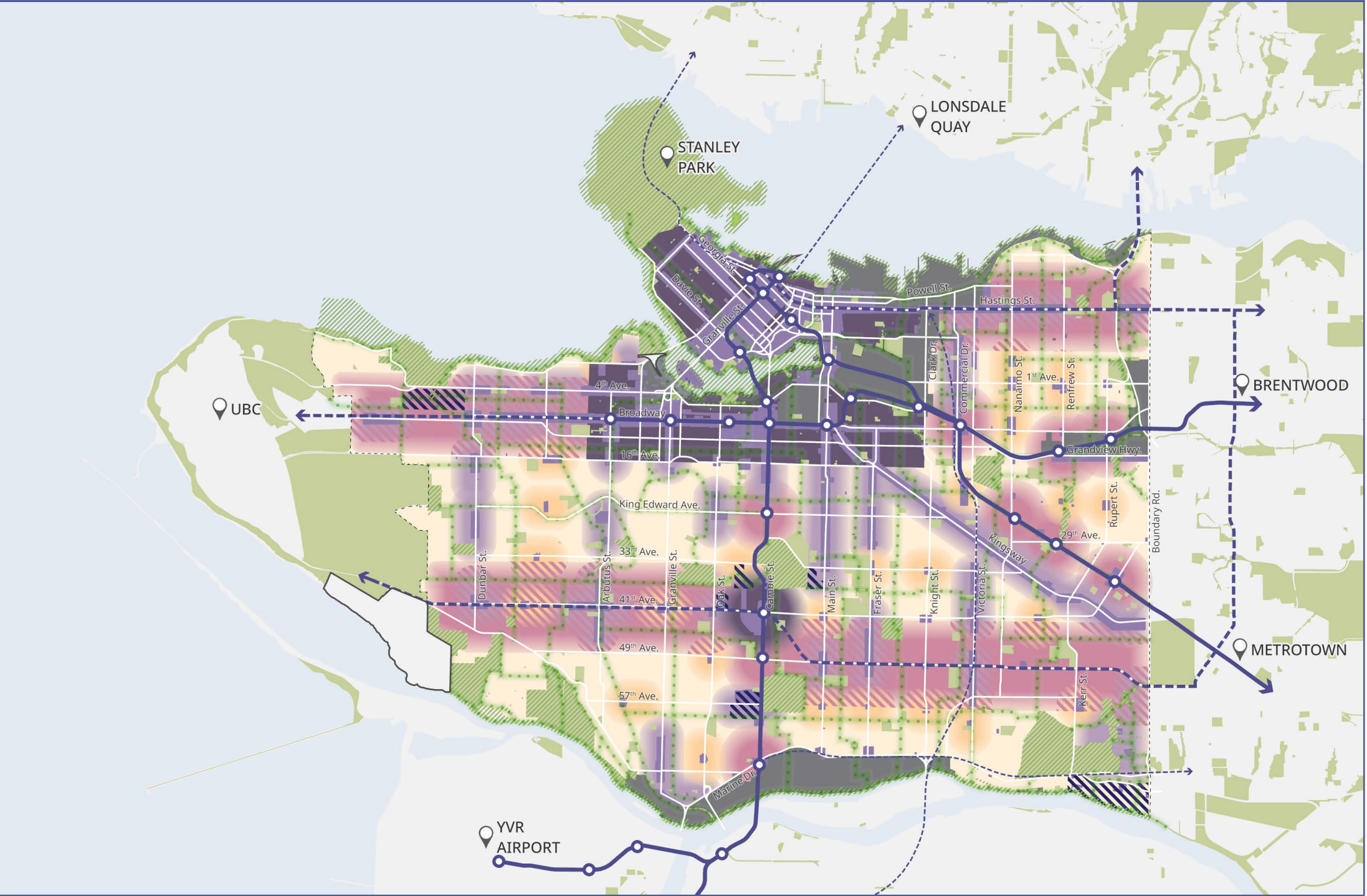
Village/Neighbourhood Centre Overlap With Rapid Transit Area: Where a Village or Neighbourhood Centre overlaps with a Rapid Transit Area, neighbourhood type will be determined based on transit investment timing, station location, and more detailed area planning.

This Land Use map conceptually illustrates Vancouver's future land use. It does not enable development applications or enquiries.

Area boundaries are illustrative and will be refined through more detailed future planning work. The Plan reflects the same rapid transit corridors identified in TransLink's Transport 2050 plan; corridor alignments will be refined with future transit planning and, if needed, neighbourhood/corridor land use planning boundaries will be adjusted accordingly.

Full build out of the Urban Structure Strategy is not expected by 2050.

Map 2: Urban Structure Strategy



High Level Land Use

- High Streets and Commercial Hubs
- Industrial/Employment
- Major Projects Site in Progress

Neighbourhood Types

- Metro Core/Broadway + MTC
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area
- Village/Neighbourhood Centre Overlap With Rapid Transit Area

Transit Network

- Existing Rapid Transit Station
- Existing Rapid Transit
- Major Transit Network

Ecology

- Park, Open Space, or Greenspace Outside Vancouver
- Waterbody
- Ecological Corridor

First Nations Reserves

City Boundary

Direction FG1.4: Metro Core/Broadway

Reinforce Metro Core/Broadway’s role as the principal centre of business, employment, cultural, and entertainment activity for the city and the region

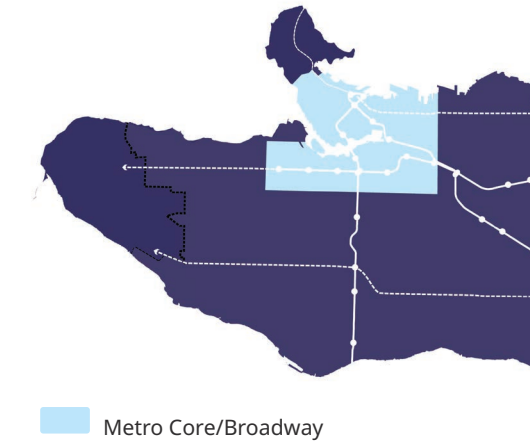


Photo: Marine Building, Metro Core/Broadway, Vancouver (Source: Michelle Pollard)

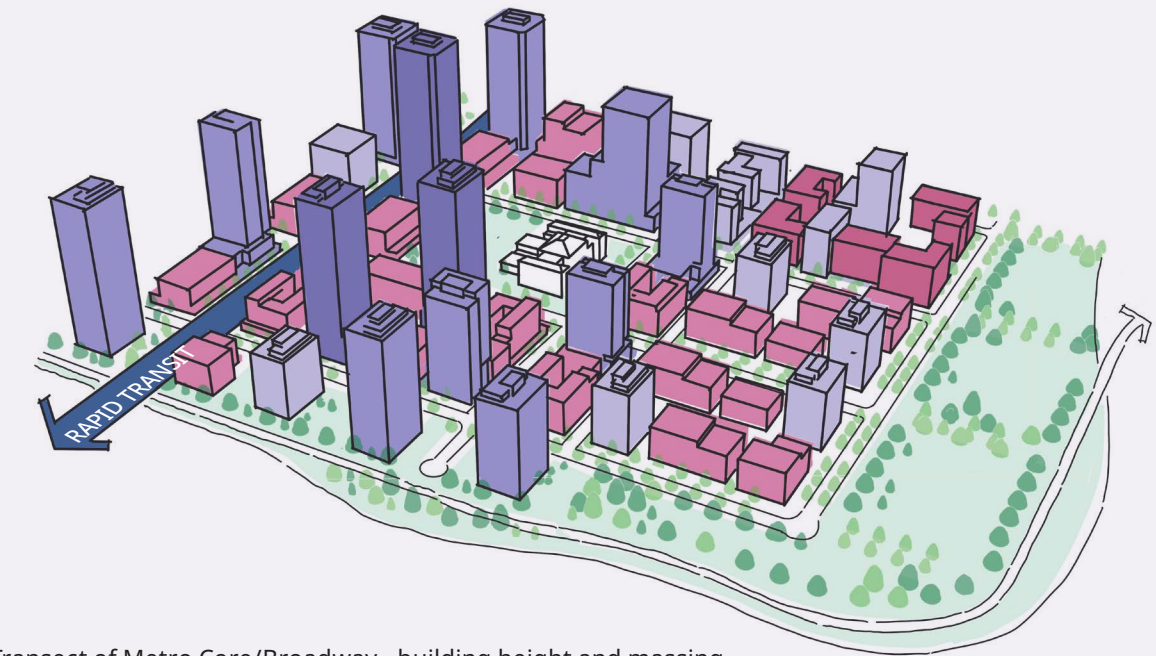
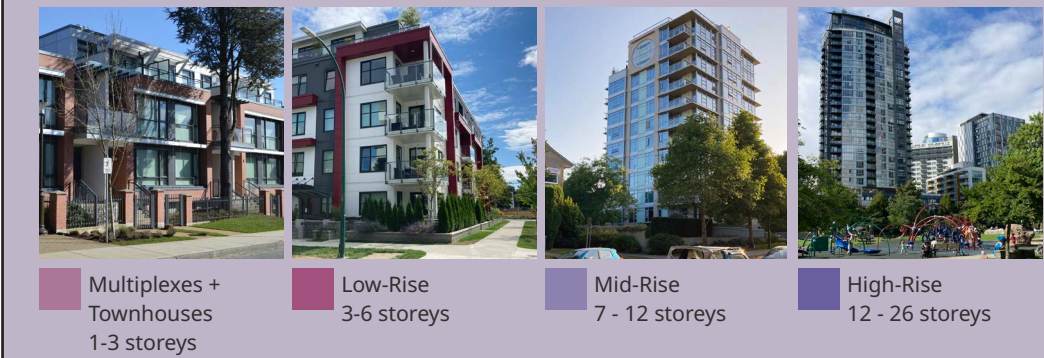
The Metro Core/Broadway area will continue to be the urban heart of the city and region by providing a dense mix of housing and employment lands and uses, including most of the city’s office and hotel towers, large format cultural venues, and commercial uses. The Metro Core/Broadway area includes many of Vancouver’s oldest neighbourhoods with significant community, cultural, and historic importance in the region. While the Metro Core/Broadway area plays a significant role in the region, it is also made up of a collection of distinct local neighbourhoods that are home to a diverse mix of people.

Policies

- FG1.4.1 Housing.** Protect and renew existing affordable housing and expand supply through reinvestment and intensification, mitigating displacement, and allowing residents to stay in their neighbourhood.
- FG1.4.2 Jobs.** Intensify, enhance, and expand jobs space to ensure the industrial/major employment, major office, hotel, cultural, and retail-commercial space required to support a thriving local and regional economy.
- FG1.4.3 Displacement.** Prioritize supporting renter households, artists, small businesses, performance venues, and non-profits to remain in Metro Core/Broadway neighbourhoods.
- FG1.4.4 Transportation Hub.** Enhance the Metro Core/Broadway area as the region’s multimodal transportation hub and optimize regional access as well as the movement of people and goods among key destinations.
- FG1.4.5 Public realm.** Enhance a high quality public realm, including Broadway as a Great Street, in the Metro Core/Broadway area to support high-density living and working, public life, social connections, and economic uses.
- FG1.4.6 Waterfront.** Enhance the use, enjoyment, and resilience of Vancouver’s public waterfront by ensuring that public spaces are resilient to sea level rise.
- FG1.4.7 Ecology.** Improve tree canopy, especially in DTES and other areas that are currently deficient, and integrate green space for rainwater and urban drainage.
- FG1.4.8 Arts and Culture.** Expand opportunities for, and mitigate displacement of, arts and culture space to support the largest concentration of arts and culture uses in the region.



Examples of building types in the Metro Core/Broadway



Transect of Metro Core/Broadway - building height and massing

Direction FG1.5: Municipal Town Centre

An inclusive, mixed-use centre with significant housing and jobs space, services, and amenities

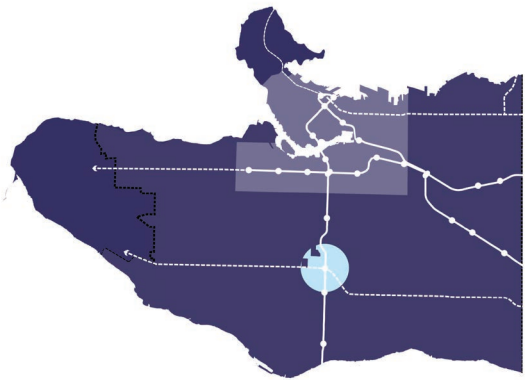


Rendering of Oakridge redevelopment (Source: Westbank/Henriquez Partners)

Second only in importance to the Metro Core/ Broadway area, Oakridge is a regionally designated Municipal Town Centre with excellent access to rapid transit, parks, and amenities. This area has undergone a detailed planning process that enables a dense mix of housing and employment uses supported by a high-quality public realm and amenities including new park, library, and recreation space. The Municipal Town Centre will be a vibrant hub in the city that meets community, city-wide, and regional needs.

Policies

- FG1.5.1 **Housing.** Continue to implement the Cambie Corridor Plan to expand opportunities for diverse housing options with an emphasis on purpose-built market and below-market rental and social housing off main streets.
- FG1.5.2 **Jobs.** Significantly increase levels of regional employment that will contribute to overall vibrancy and vitality of the town centre core.
- FG1.5.3 **Local-serving shops.** Expand the retail area onto local streets, integrating new small scale commercial spaces into neighbourhoods to add vibrancy and convenience.
- FG1.5.4 **Connected parks and plazas.** Seek to ensure park spaces are connected through enhanced walking routes that are pleasant, comfortable, and safe for all. New urban plazas and key community facilities will improve opportunities for social connectivity and combat isolation and loneliness.
- FG1.5.5 **Built form.** Enable a variety of forms and heights (generally up to 26 storeys, with some higher buildings in strategic locations) to contribute to varied built form, on and off arterials.
- FG1.5.6 **Amenities.** Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, parks, and arts and cultural spaces in mixed-use developments.

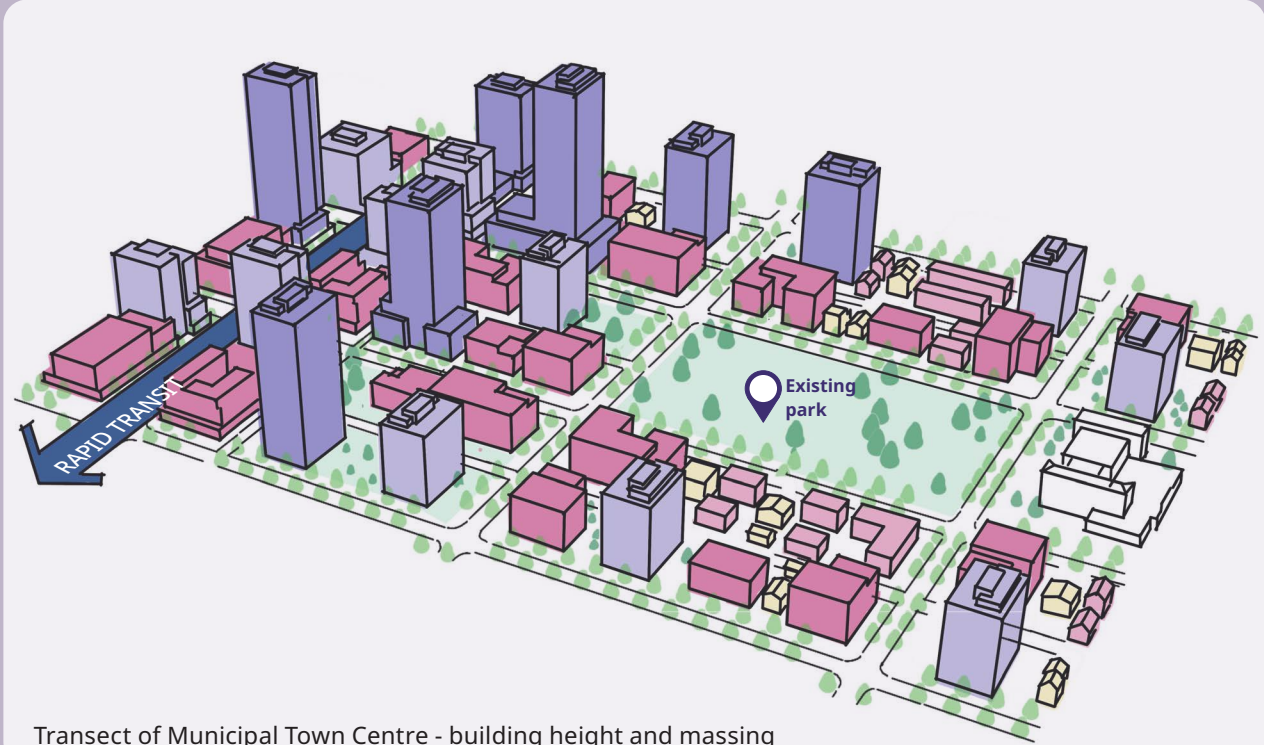


Municipal Town Centre

Examples of building types in the Municipal Town Centre



Detached Housing/Duplex 1-3 storeys Multiplexes + Townhouses 1-3 storeys Low-Rise 3-6 storeys Mid-Rise 7 - 12 storeys High-Rise 12 - 26 storeys



Transect of Municipal Town Centre - building height and massing

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Direction FG1.6: Rapid Transit Areas

Reinforce vibrant, mixed-use neighbourhoods providing more opportunities for purpose-built rental and social housing, childcare, community infrastructure, and arts and culture uses, together with public spaces that allow people to connect



Example of a Rapid Transit Area (Source: Brisco Manufacturing Ltd.)

Rapid transit areas are generally within a 10-minute walk of existing or future rapid transit stations. Locating jobs and purpose-built rental housing near transit moves the city closer to a zero carbon future, is important for accessibility, and offers an economic advantage for people who rely on transit as a lower cost transportation option. As more people move into these neighbourhoods, high-quality public spaces and access to amenities becomes even more important.

Policies

- FG1.6.1

Housing. Protect and renew existing affordable housing, and expand opportunities for diverse housing options with an emphasis on purpose-built market and below-market rental and social housing.
- FG1.6.2

Housing. Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

- FG1.6.3

Jobs. Support significant levels of regional employment by expanding employment uses and preserving employment lands as exclusively ‘jobs only’. Consider requirements for ground floor retail-commercial and office above close to the transit station and explore opportunities to introduce compatible industrial uses.
- FG1.6.4


Jobs. Enable mixed-use spaces such as business centres, co-working spaces, affordable incubator spaces, and arts and culture spaces.
- FG1.6.5

Built Form. Aim for a more distributed (versus concentrated) pattern of development that allows for mid to high-rise buildings (generally 12-26 storeys, with taller buildings in strategic locations) close to the station and also off of main streets.
- FG1.6.6

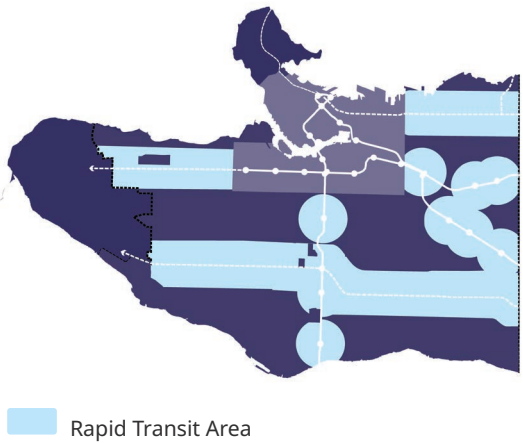
Built Form. Allow for a mix of building types and tenures on every block with heights and densities generally decreasing further from the station.
- FG1.6.7

Transit Integration. Give consideration to greater heights and densities to offset the costs and challenges of station-integrated development. Incorporate ample, quality plaza and public space enhanced by walking and biking routes to connect people to the station area.
- FG1.6.8

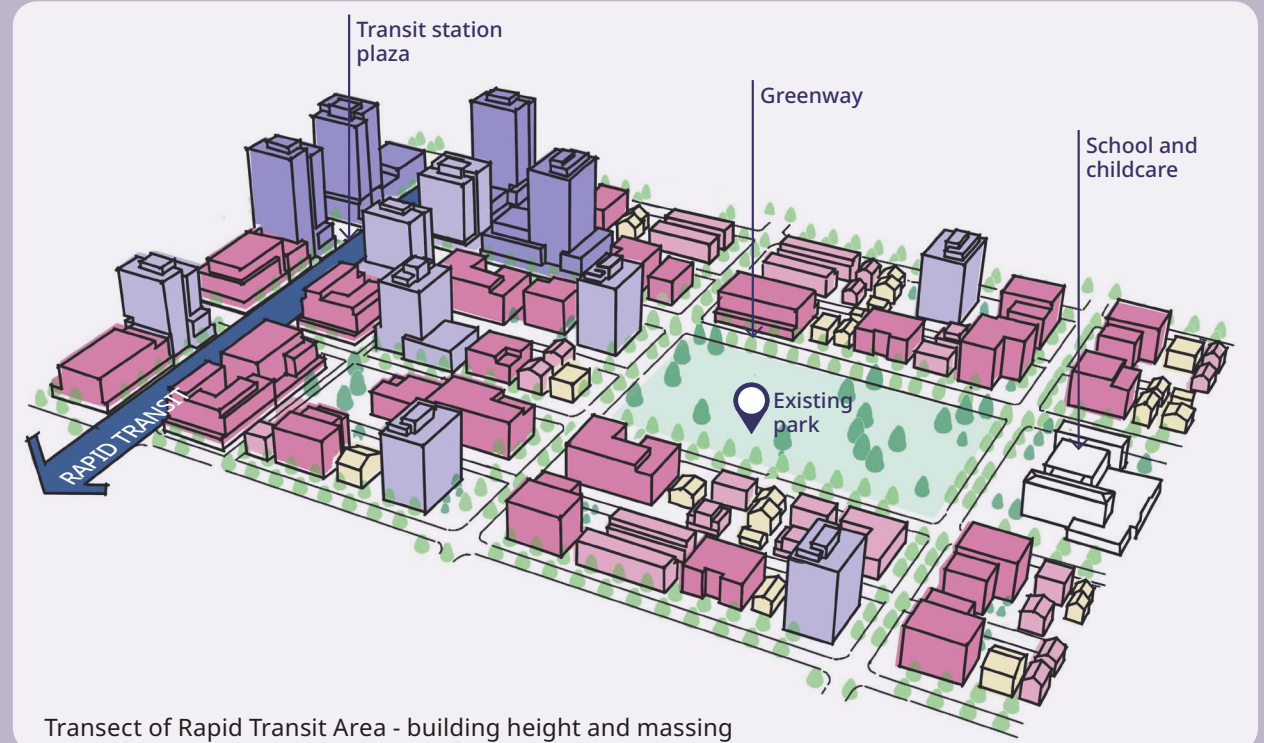
Public Realm. Provide space for public plazas or open spaces adjacent to transit stations and carefully consider adjacent built form to allow adequate solar access and active frontages.
- FG1.6.9

 **Nature.** Seek to ensure parks, open space, streets, and private developments integrate ecological function and provide opportunities to enjoy nature with special consideration for durable landscapes that can thrive in high traffic areas.
- FG1.6.10

Amenities. Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, and arts and cultural spaces in mixed-use developments.



Examples of building types in Rapid Transit Areas



Transect of Rapid Transit Area - building height and massing

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Direction FG1.7: Neighbourhood Centres

Enhance Neighbourhood Centres as successful, mixed-use neighbourhoods with vibrant local shopping areas, green and leafy residential streets, a wide range of housing options, and supportive amenities



Local shopping area, Main Street
(Source: Alison Boulier)

Neighbourhood Centres come in many different shapes and sizes and are oriented around local shopping streets where people come together to shop, work, connect with friends, and access their daily needs. These shopping streets are generally served by frequent transit routes and often have many small, independent shops that support a diverse local economy. As the city grows and changes, these neighbourhoods will include more housing choice, including secure options for renters and low to moderate-income families and individuals, on quieter residential streets. 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 future of these neighbourhoods.

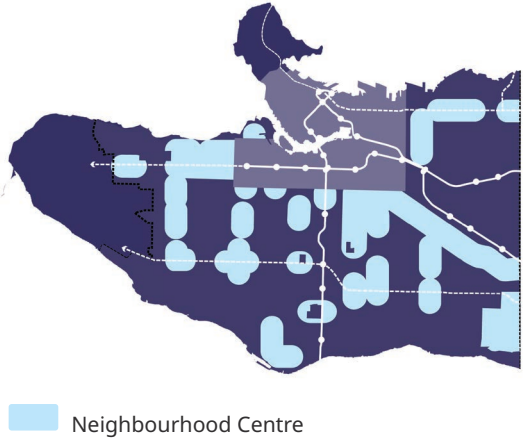
Policies

FG1.7.1 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.

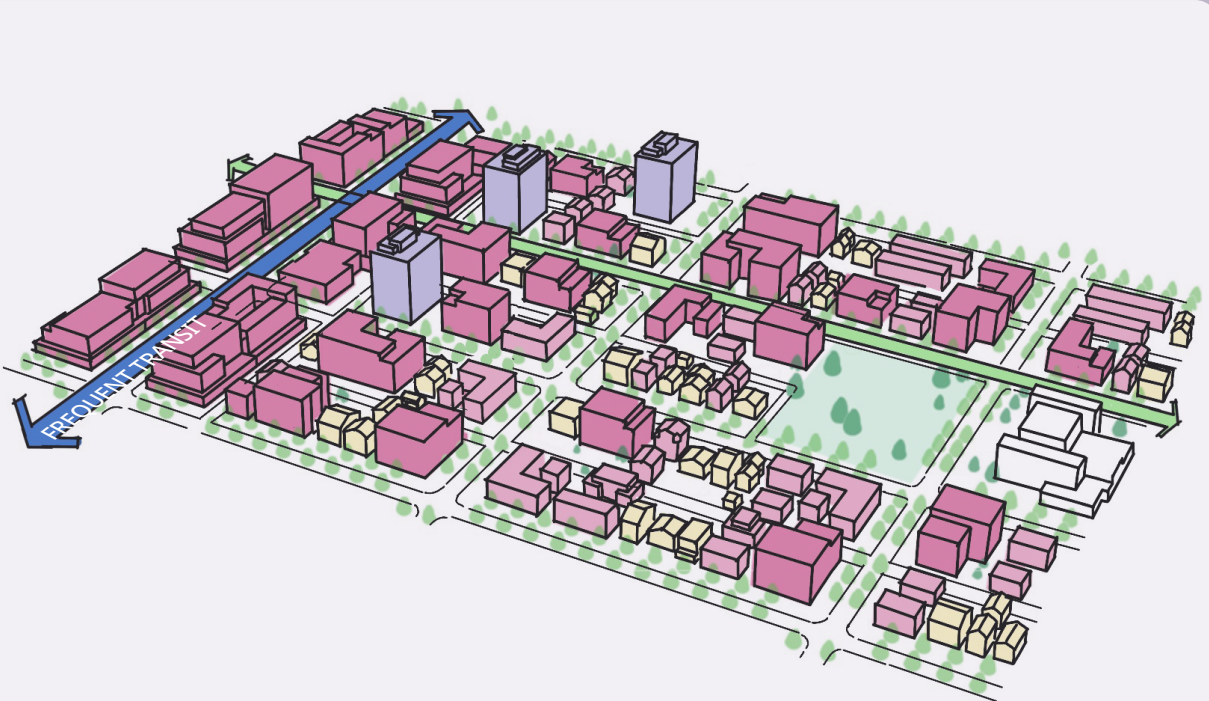
- FG1.7.2 Housing.** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.
- FG1.7.3 Jobs.** Support city-serving employment areas by providing a mix of minor office, compatible light industrial, service, and retail commercial uses.
- FG1.7.4 Local Shopping Streets.** To support the success of local shopping streets:
- a) Consider allowing commercial uses to extend around corners onto quieter local streets to encourage continuity;
 - b) Explore street closures or plazas to enhance adjacent public spaces;
 - c) Encourage small storefronts and flexible spaces to provide affordable space for local-serving businesses;
 - d) Encourage the expansion of local shopping streets to meet demand as population grows; and
 - e) Explore opportunities to add compatible light industrial or production uses such as artist studios or maker spaces to provide a greater diversity of uses and neighbourhood vibrancy.

- FG1.7.5 Built Form.** Maintain lower building heights (up to 6 storeys) along local shopping streets to maintain solar access, with higher forms considered in the immediately surrounding blocks.
- FG1.7.6 Built Form.** Allow for the building heights and densities necessary to deliver rental and social housing while also considering a distributed pattern of growth that allows for smaller towers (around 12 storeys and up to 20 storeys for 100% social housing) generally within a block or two of the local shopping street.
- FG1.7.7 Public realm.** Explore opportunities for public open spaces, co-located with community uses and/or local-serving retail, on quieter local streets.

- FG1.7.8 Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.
- FG1.7.9 Amenities.** Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, and arts and cultural spaces in mixed-use developments



Examples of building types in Neighbourhood Centres



Transect of Neighbourhood Centre - building height and massing

Direction FG1.8: Villages

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

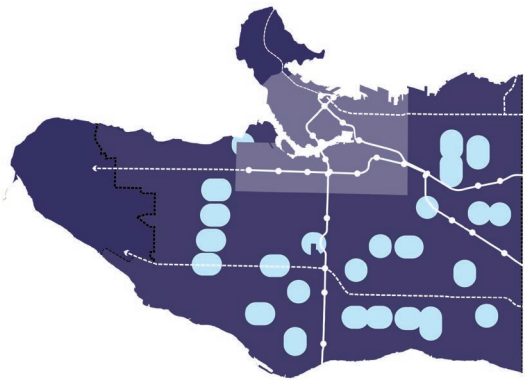


Smaller commercial uses in a Village (Source: City of Vancouver)

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.

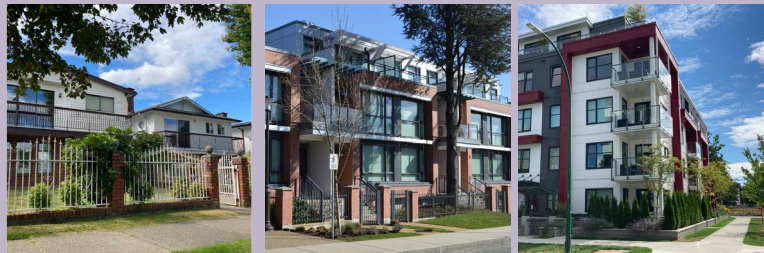
Policies

- 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 between 3-6 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, community and cultural infrastructure.

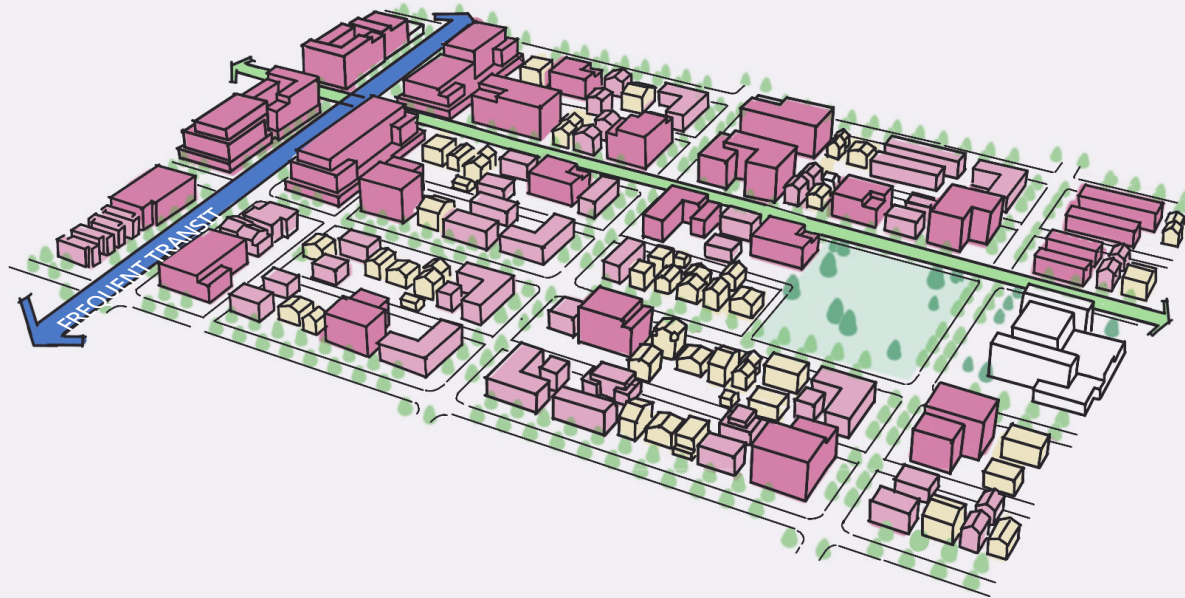


Village

Examples of building types in Villages



- Detached Housing/Duplex 1-3 storeys
- Multiplexes + Townhouses 1-3 storeys
- Low-Rise 3-6 storeys



Transect of Village - building height and massing

Direction FG1.9: Multiplex Areas

Evolve Vancouver’s low-density residential areas to advance smaller scale Missing Middle housing across the city. Respect the local character of neighbourhoods while adding housing choice, local-serving shops and services, and home-based business opportunities

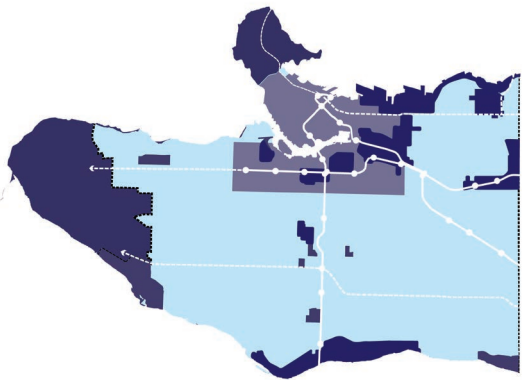


Multiplex building, Grandview-Woodland
(Source: City of Vancouver)

Multiplexes offer a new type of ground-oriented housing as a similar but more affordable and sustainable option to single-detached homes. Multiplex areas will also include small-scale mixed-use buildings to provide more job space, and local serving shops and services. Enabling new housing options and uses in these areas will help improve housing choice and build a more equitable and resilient city.

Policies

- FG1.9.1 **Housing.** Expand single lot multiplex housing options across the city’s lower density residential areas.
- FG1.9.2 **Jobs.** Support opportunities to add stores, shops, work from home options, home-based businesses, and the informal economy to help meet the needs of a growing population. Explore new job space in single developments, clustered, or co-located with community uses.
- FG1.9.3 **Built Form and Character.** Allow primarily smaller scale, ground-oriented residential (1-3 storeys) and up to 4-6 storeys for rental or social housing where enabled by policy.
- FG1.9.4 **Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.
- FG1.9.5 **Public realm.** Deliver public realm improvements to support social connection, business activity, and enhanced ecological function.



Multiplex Area

Examples of building types in Multiplex Areas



From left to right: Multiplex buildings, Grandview-Woodland (Source: City of Vancouver); Norquay Village (Source: City of Vancouver) and Strathcona (Source: MA+HG Architects)

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Direction FG1.10: Equity and Resilience

Ensure future public investments are distributed more equitably among Vancouver neighbourhoods and help reduce our risk from shocks and stresses

Uneven patterns of development and investment, both public and private, have created an inequitable distribution of housing, jobs, shops and services, transit, amenities, tree canopy, and exposure to hazards across Vancouver. These disparate patterns of development and investment correlate to class, income status, race, ethnicity, immigration status, age, gender, and other systems of power. Data-driven, spatial analysis of these patterns improve understanding of the long-standing inequities and allow us to ask better questions, prioritize investment, direct growth and change, and address hazards and risk in a more equitable and resilient way.

Equity and resilience are deeply interrelated and cross-cutting goals. Providing housing, educational and employment opportunities to equity-denied groups in all neighbourhoods across the city will also create more resilient communities. New development patterns that offer affordable and secure housing, access to services and daily needs, and safe and healthy urban environments will begin to correct the systemic discrimination of the past.

Map 3 represents a high level geographic analysis of existing conditions used to assess equity and resilience in Vancouver. It tells a powerful story that sets the stage for important work to come. The map is a composite of the following data sets chosen to assess key land use directions for equity and resilience:

1. An equitable housing system that prioritizes housing for those who need it most
 - Input: Concentration of renter households
2. Equitable access to amenities and services
 - Input: Proximity to transit, shops, and services
 - Input: Neighbourhood service levels for parks, community centres, libraries, childcare, elementary schools, and secondary schools
3. Understanding and responding to physical areas of **risk and hazard exposure**
 - Input: Building seismic risk
 - Input: Exposure to extreme heat, air pollution, and flooding

This mapping exercise represents only one analysis and is not intended to represent a thorough analysis of equity or disparity. Rather, it is one indicator that strongly points to the need to undertake a rigorous examination of the underlying root causes responsible for the outcomes identified here. Policies contained in the ODP should be used in tandem with other important policies, frameworks, tools and approaches, such as the City’s Reconciliation Framework, Equity Framework, and Resilience Strategy. Analysis and policy on equity and resilience should be updated as our learning and understanding is deepened and data is improved, and with consultation with the local Nations, urban Indigenous Peoples, and other equity-denied groups.

Explaining the map

The results of this analysis roughly divide the city into Areas of Opportunity and Areas in Need of Resources.

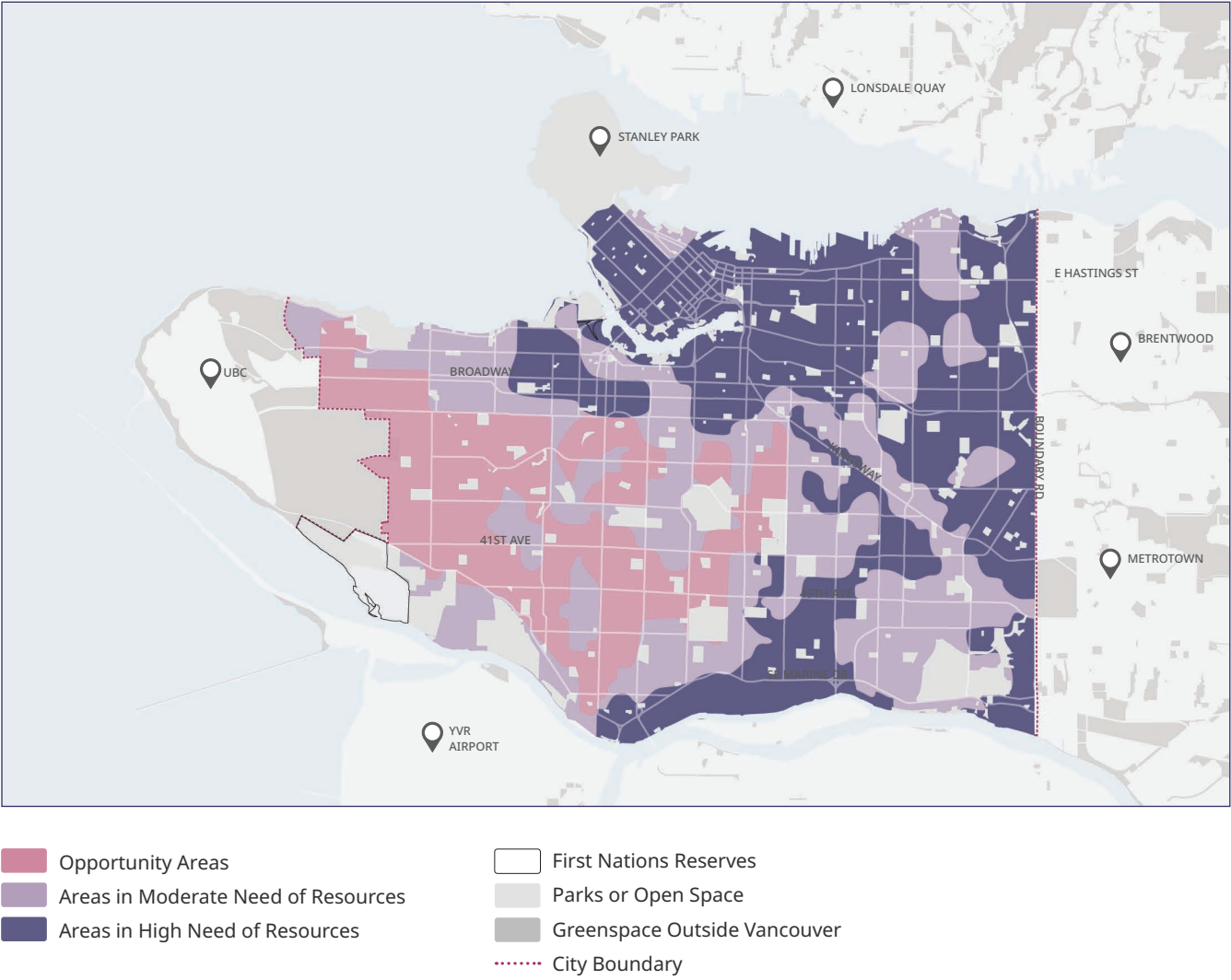
Opportunity areas: These are areas with less housing choice today and where new residents could be well supported by existing services and amenities and might experience fewer hazards. These areas generally have two or more of the following characteristics:

- low concentrations of existing renter households;
- good access to existing services, amenities, and other daily needs; and
- low hazard risk, measured by air quality, extreme heat, flooding and earthquake risk.

Areas in need of resources: These are areas where existing residents, many of whom are renters, are not as well supported with amenities and services and/or might experience more hazards. These areas generally have two or more of the following characteristics:

- moderate to high concentrations of existing renter households;
- poor access to existing services, amenities, and other daily needs; and
- high hazard risk, measured by air quality, extreme heat, flooding and earthquake risk.

Map 3: Equity and resilience composite under current conditions



Policies

- FG1.10.1 Promote a diversity of new housing types in Opportunity Areas, including new purpose-built rental, social, and Missing Middle housing.
- FG1.10.2 Prioritize equity-focused risk reduction and service improvement planning in areas of the city with the highest unmet need that often face the highest risk to any hazards (Areas in Need of Resources). A public investment strategy should prioritize public investment and encourage private investment in deficient areas through a range of new and existing financial strategies and tools, such as the portability of development fees

Direction FG1.11: Reconciliation & Indigenous Rights

Advance Indigenous rights and reconciliation through city-building work



Drummers from the local Nations drum during the UNDRIP Action Plan Unveiling Ceremony (Source: City of Vancouver)

The local Nations have led and partnered with the City of Vancouver in creating a Vancouver UN Declaration of the Rights of Indigenous People (UNDRIP) Strategy and Action Plan. These plans show a path for coming into right relations and centring local Nations and urban Indigenous People in city-building work.

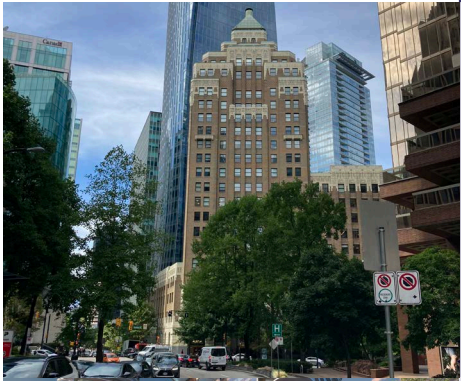





Policies

- FG1.11.1 In partnership with the local Nations, continue to implement the calls to action of the City of Vancouver UNDRIP Strategy that relate to land use planning, and update the Vancouver ODP as needed as UNDRIP Strategy implementation advances.



Path in Stanley Park (Source: City of Vancouver)

Table 1: Neighbourhood type guidelines

	Designation	Role	Housing	Jobs	Built Form	Amenities	Transportation
	Metro Core/Broadway *RGS: Metro-Core Vancouver	Reinforce Metro Core/Broadway's role as the principal centre of business, employment, cultural, and entertainment activity for the city and the region.	Highest density residential: intensification and renewal of purpose-built rental, and social and supportive housing to preserve affordability	Significant levels of regional employment: industrial/ major employment, major office, hotel, cultural, service retail-commercial, large institutional Multiple large grocery stores or equivalent food retail	Low-rise, mid-rise and high-rise multi-unit buildings Consider building heights up to 30+ storeys in key locations Consider heights between 12-26 storeys, in other parts of the Metro Core/Broadway area	Public and non-profit childcare Public park and playground Zero-waste community hub Regional and city-serving gathering and celebration Regional and city-serving recreation, education, social or cultural venues Regional and city-serving green space including the seawall, waterfront parks, and Stanley Park Food infrastructure	Regional and city-serving transportation hub: transit, major greenways, enhanced walking and biking routes, and goods movement
	Municipal Town Centre *RGS: High Growth Municipal Town Centre	Become a more inclusive, mixed-use centre with significant housing and jobs space.	Higher-density residential: encourage purpose-built market and below-market rental, and social and supportive housing close to rapid transit	Significant levels of regional employment: industrial/ major employment, hotel, major office, service, retail-commercial Large grocery store or equivalent food retail	Low-rise, mid-rise and high-rise multi-unit buildings, generally up to 26 storeys 27+ storeys in strategic locations Minimum density: 60–200 Jobs + People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Large public plaza/gathering place City-serving recreation, education, social and cultural facilities Food infrastructure	Rapid transit, frequent transit, major greenway connections, enhanced walking and biking routes, and goods movement
	Rapid Transit Areas *RGS: Frequent Transit Development Area	Reinforce vibrant, mixed-use neighbourhoods providing more opportunities for purpose-built rental and social housing, public and non-profit childcare, community infrastructure, and arts and culture uses, together with public spaces that allow people to connect.	Medium/higher-density residential: encourage purpose-built and below-market rental, and social and supportive housing close to rapid transit	City and some regional-serving employment: opportunities to add additional employment in the form of minor office, industrial, service, retail-commercial Large grocery store or equivalent food retail	Low-rise, mid-rise and high-rise multi-unit buildings generally up to 12–26 storeys 27+ storeys in strategic locations Corridor: 35-80 Jobs + People/hectare Station Area: 60-350 Jobs + People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Large public plaza/gathering place City-serving recreation, education, social and cultural facilities Food infrastructure	Rapid transit station, frequent transit, major or city greenway connections, enhanced walking and biking routes
	Neighbourhood Centre	Become a more successful, mixed-use neighbourhood with vibrant local shopping areas, green and leafy streets, a wide range of housing options, and supportive amenities.	Medium-density residential: encourage purpose-built rental, social and supportive housing, and Missing Middle options	City-serving employment: minor office, industrial, retail-commercial, service Small grocery store(s) or equivalent food retail	Low-rise and mid-rise multi-unit buildings generally up to 12 storeys Minimum residential density: 40-60 People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Public plaza/gathering place Community recreation, education, social and cultural facilities Food infrastructure	Frequent transit, major, city or neighbourhood greenways, enhanced walking and biking routes
	Village	Strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods.	Medium-density residential: encourage purpose-built rental, social and supportive housing, and Missing Middle options	Neighbourhood-serving employment: retail-commercial and services Cafe, convenience food and retail Small grocery	Low-rise multi-unit residential and mixed-use buildings generally up to 6 storeys Minimum residential density: 40 People /hectare	Public and non-profit childcare Public park and playground within 400m Zero-waste community hub Food infrastructure	Frequent transit, major, city or neighbourhood greenways, enhanced walking and biking routes
	Multiplexes	Strengthen low-density residential areas to enable smaller scale ground-oriented housing options across the city, responding to the local character of neighbourhoods while adding housing choice, local-serving shops and services, and opportunities for home-based businesses.	Low-density residential: encourage purpose-built rental housing and smaller scale Missing Middle options	Neighbourhood-serving employment: Small scale retail-commercial and services Cafe and convenience food	Primarily ground-oriented residential including single, duplex and multiplex dwellings Up to 6 storeys for rental or social housing where enabled by policy	Public park and playground within 800m	Frequent transit, city or Neighbourhood greenways, enhanced walking and biking routes

*RGS = *Regional Growth Strategy*

The actual types, locations of public benefits, amenities, and servicing in a given neighbourhood will be subject to detailed area planning processes and will respond to the local context, needs and available funding.

Modest flexibility in height will be considered in detailed area planning processes where Reconciliation, equity, and resilience goals are substantially addressed.

Large sites that accommodate a variety of uses (e.g., residential, commercial, and/or institutional) and include community-serving uses such as social housing, childcare, etc. may have greater flexibility in built form where building scale can be managed on site. Retail provision will be required if these large sites are outside a 10-minute walk of existing retail.

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Background: Palceholder; Inset: Placeholder (Source: City of Vancouver)

FG2. GENERALIZED LAND USE DESIGNATIONS

The Generalized Land Use (GLU) designations provide a general overview of the maximum development potential under the City's current land use policies and regulations. They capture the different land uses, development intensities, and (in some cases) building heights from policy and generalize them into broad categories to quickly convey the high-level land use intent for a property.

These designations and associated policy directions will be used to inform development and specifically to help determine whether an application to develop a site is consistent with the ODP. Applications that are not consistent with the GLU designations and policies cannot be considered without an ODP amendment. Amendment applications may or may not be supportable by the City.

Although the GLU designations are mapped at the scale of individual properties, they do not conclusively provide the specific densities achievable on individual sites. Specific details on supportable density, height, and urban design expectations are outlined in the area plans and rezoning policies, and where zoning is aligned with policy, in the Zoning and Development By-law.

Collectively, these designations demonstrate where housing and job growth can be accommodated throughout the city, while ensuring sufficient protections are in place for natural systems, parks, and important community-serving uses. When mapped across the city, the GLU designations indicate enough capacity to exceed the City's estimated 20-year housing need, as prescribed by the provincial government.

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Building Blocks of the Generalized Land Use Designations

The City's land use regulations and policies that guide development each constitute a building block that informs the GLU designations, and are outlined below.

Zoning Regulations

Regulations in the Zoning and Development By-law, as well as several area-specific ODPs, establish a baseline for development that is permissible in the city. These regulations specify the land uses, heights, densities, siting, and design requirements that apply to a property.

Rezoning Policies

Council may consider applications to rezone properties to enable different or higher density land uses than those permitted under existing zoning. Council decisions on whether to approve rezoning applications are guided by rezoning policies, which outline the potential height, density and variety of uses that are supportable on a site when certain conditions are met, such as the delivery of affordable housing or public amenities.

Rezoning policies can be geographically based, such as those within **area plans*** (e.g., Broadway Plan, Cambie Corridor Plan) and the Transit-Oriented Areas Rezoning Policy. These geographically based rezoning policies are a fundamental layer in the GLU designations and show the highest level of intensity that policy enables on a site through the rezoning process. Other rezoning policies that are not geographically based may also guide development potential (e.g., Mass Timber Policy for Rezonings).

Individual Site Criteria

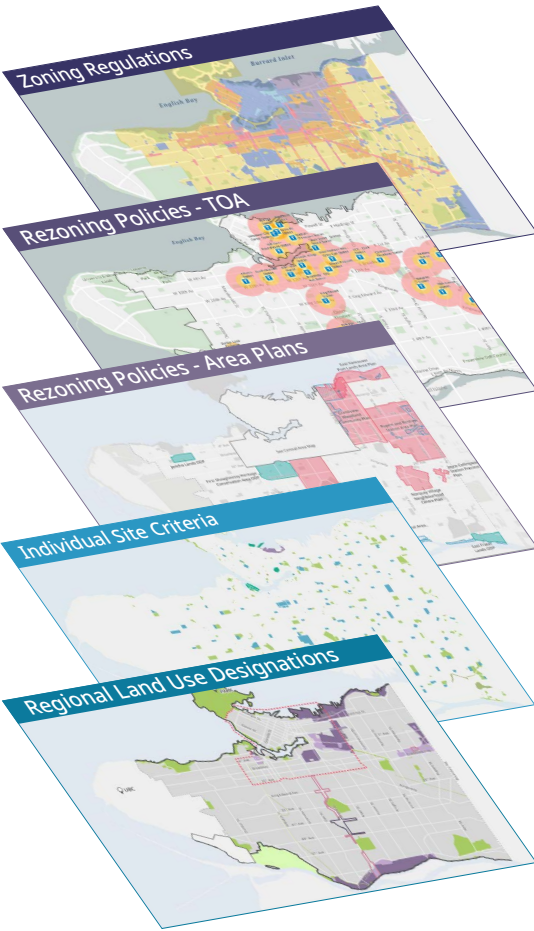
Some sites contain underlying regulations that do not accurately reflect their intended uses under the ODP. In these instances, sites are individually classified in the GLU map under a particular GLU designation that better reflects the intended direction for that site.

For example, parks and public school sites may have zoning that is more permissive than the ODP's intended direction for those sites. In those cases, the GLU designation reflects the ODP intent for those sites instead of the underlying zoning. In these examples, parks are designated as "Parks and Open Space", and schools are designated as "Institutional".

Regional Land Use Designations

Metro Vancouver designates land uses at the regional level through the *Metro 2050 Regional Growth Strategy*. Regional land use designations that impact land development inform the GLU designations, including industrial, employment, agricultural, and conservation and recreation.

Figure 14: Building blocks of the GLU



*Area Plans

Council has approved area plans for various parts of the city.

While the GLU designations reflect the general intent of underlying policies, area plans provide highly detailed land use direction. This may mean that the maximum height achievable on a site may be less than the maximum height indicated in the GLU designation due to lower height maximums specified in the area plan. To fully understand a site's development potential, it is essential to consult the area plans and any other applicable policies.

Understanding Generalized Land Use Designations

The GLU designations reflect the development potential under current policies and regulations. Each designation indicates the land use(s), built form, and in some cases, building heights that are permitted within that designation.

Certain types of land uses, such as parks and open spaces, childcare facilities, and other community-serving uses, are generally enabled across most areas of the city to support complete neighbourhoods. Vancouver’s neighbourhoods include a diverse range of community-serving uses of varying sizes and scales. Local community facilities such as schools, libraries, childcare centres, community care and assisted living facilities, places of worship and recreation centres are woven into neighbourhoods throughout the city and enabled within every GLU designation except Agricultural. Where zoning only enables institutional uses on a specific site, the GLU map identifies such sites as “Institutional”.

The GLU designations do not create development rights or entitlements and not all sites will be able to achieve the maximums outlined in their designation. Property owners wishing to develop their site will need to consider specific directions from the applicable regulations/policies informing that designation. For

example, sites eligible for rezoning under the Secured Rental Policy may need to provide secured market rental in order to achieve the heights outlined in their GLU designation. In areas included in the City’s Rental Housing Stock Official Development Plan, redevelopments involving existing rental housing must replace it (see the Rental Housing Stock ODP for further details). Additionally, property owners may be required to contribute towards amenities and infrastructure when developing a site.

Other site constraints may apply that limit height or the uses enabled, either due to unique site conditions or specific policy directions separate from the rezoning policies that informed the designation (see examples in **Table 2: Supplementary Site Constraints**). **Table 2** is provided for guidance only and does not represent all the constraints that may affect a site.

Some regulations or policies may enable heights above what is enabled under the GLU designation. **Table 3** lists these exceptions to GLU designations, where additional heights are enabled without needing to change the GLU designation of the site.

Direction FG2.1: Generalized Land Use Policies

Manage future growth in accordance with existing land use policies and regulations as summarized within the Generalized Land Use Map and its associated policy directions

Policies

- FG2.1.1

Rezoning applications that are contrary to a site’s Generalized Land Use designation shall be considered contrary to the ODP unless an exception exists for such an application as provided in **Table 3** and *Policy FG2.1.6*.
- FG2.1.2

Rezoning applications should align with applicable area plans, policy statements, and rezoning policies.
- FG2.1.3

For rezoning applications that include closing a portion of road to be consolidated with a project site, the land use designation of the adjoining portion of the site shall be applied to the portion of land that was formerly dedicated road, without the need for an ODP amendment. In cases where sites with different designations are being consolidated across a portion of road, the designation of the closed road will be split equally.
- FG2.1.4

Development applications for sites that contain uses or structures that are at variance with the Generalized Land Use designation, shall be considered consistent with the Vancouver ODP if the use or structure is a protected non-conforming use or structure under the Vancouver Charter.
- FG2.1.5

Any development application that conforms to zoning regulations that remain in effect and were enacted prior to the adoption of this ODP, shall be considered consistent with the Vancouver ODP.
- FG2.1.6

Rezoning applications approved in principle prior to adoption of this ODP, as listed in **Appendix C**, can be enacted by Council after enactment of the ODP, subject to meeting their rezoning conditions, and are to be considered consistent with the ODP.

Table 2: Supplementary site constraints*

Heritage protection (e.g. through Heritage Designation By-laws, Heritage Revitalization Agreements, and Heritage Restoration Covenants)

Solar access and public view guidelines and policies

Hazardous lands (e.g., steep slope, groundwater, floodplain, etc.)

Proximity to rail facilities

Environmentally Sensitive Areas

Rental protection policies and regulations (e.g., Tenant Relocation and Protection Policy, Rental Housing Stock ODP, Single-Room Accommodation By-law)

Recorded and unrecorded archaeological sites

Environmental contamination

Presence of Seniors Housing (see Seniors Housing Rezoning Policy)

Flight paths related to airports, aerodromes, and heliports

*The above list is provided for guidance only and does not represent all the constraints that may affect a site.

Table 3: Exceptions to GLU designations

1. Sites for 100% social housing as enabled by policy or regulation

2. Sites subject to a Heritage Revitalization Agreement where a variance to height has been provided in exchange for restoration, preservation or protection of a building or heritage feature

3. Mass Timber Policy for Rezonings (2024)

4. Seniors Housing Rezoning Policy (2024)

5. Below-Market Rental Housing Policy for Rezoning (2019)

6. Zoning districts where the Director of Planning or Development Permit Board may increase building height: C-2, C2-C, C2-C1, C3-A

¹The Vancouver Charter requires the ODP to include statements and map designations on the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction. Note there are no locations or areas in the city that are suitable for such activities.

False Creek (Source: City of Vancouver)

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82 | VANCOUVER ODP

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Part 4 FG2. Generalized Land Use Designations

General Land Use Designations Map

The Generalized Land Use (GLU) map shows the distribution of GLU designations across the city. These designations and associated policy directions (see *Direction FG2.1: Generalized Land Use Policies*) provide a generalized overview of the maximum development potential under current policies and land use regulations at the scale of individual property parcels.

Together with the relevant land use by-laws and policies that apply to the site, the GLU map will be used to evaluate development proposals. Applications that are not consistent with the GLU designations cannot be considered without an ODP amendment.

- Residential Multiplex** – Ground-oriented residential uses, including single-detached homes, duplexes, townhouses, row-houses and multiplexes up to 3 storeys. Compatible non-residential uses are permitted.
- Residential Low-Rise** – Low-rise residential apartments up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Lower density forms and compatible non-residential uses are permitted.
- Residential Mid-Rise** – Mid-rise residential apartments up to 12 storeys. Lower density forms and compatible non-residential uses are permitted.
- Residential High-Rise 1** – High-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- Residential High-Rise 2** – High-rise residential apartments above 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- Mixed-Use Low-Rise** – Low-rise, commercial or mixed-use residential apartments up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Non-residential uses are required.
- Mixed-Use Mid-Rise** – Mid-rise, commercial or mixed-use residential apartments up to 12 storeys. Non-residential uses are required.
- Mixed-Use High-Rise 1** – High-rise, commercial or mixed-uses residential apartments up to 26 storeys. Non-residential uses are required.
- Mixed-Use High-Rise 2** – High-rise, commercial or mixed-uses residential apartments above 26 storeys. Non-residential uses are required.

Designations Outline

Each GLU designation includes a vision and intent, anticipated uses, and maximum building heights (where applicable). Main and complementary uses are outlined using the land use categories from Section 2 of the Zoning and Development By-law. Main uses reflect the predominant uses that can be anticipated under a particular GLU designation whereas complementary uses are only expected occasionally either as a standalone use or in conjunction with the main uses.

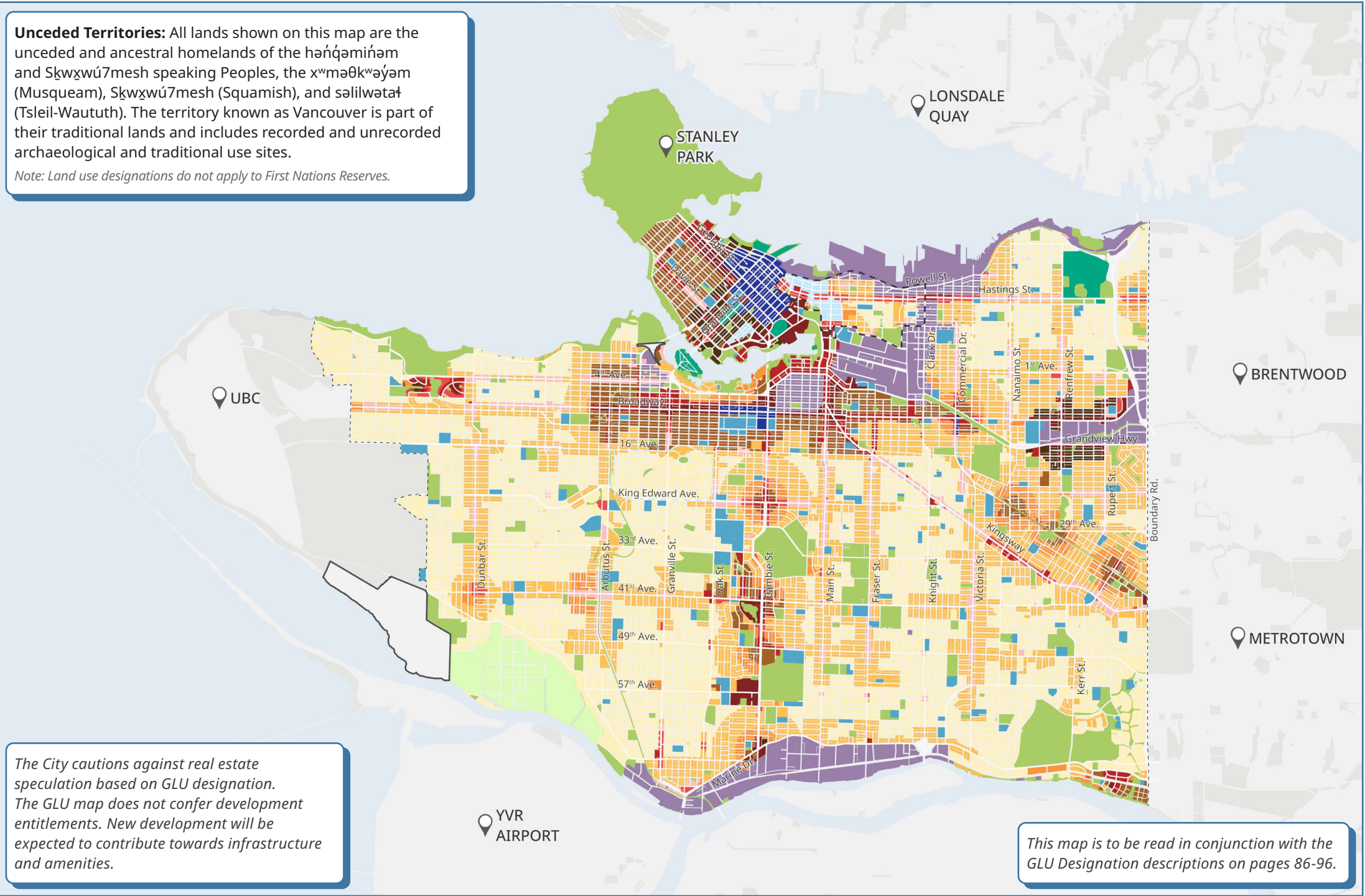
Informational summaries of the GLU designations are shown on this page for convenience. Detailed descriptions for each designation are provided in the subsequent section.

- Business Districts** – Regionally significant lands for job uses, including major office, healthcare, civic, hotel, tourism, entertainment and cultural uses in a variety of building forms, including high-rise buildings above 26 storeys. Residential uses are not permitted except in certain limited circumstances.
- Downtown Heritage Areas** – Lands intended to maintain their historic character and scale while allowing compatible new developments. Generally allows buildings with a mix of employment activities and retail or other active uses at grade. Only certain types of residential uses are permitted, often in conjunction with specified non-residential uses.
- Industrial & Employment** – Production, distribution and repair activities, with opportunities for office-based employment on upper floors, hotels near rapid transit areas, and compatible arts or creative uses. Residential uses are generally not permitted.
- Institutional** – Lands reserved for essential community-serving institutional uses such as major hospitals, post-secondary campuses, government facilities and public schools. Residential intensification is generally not permitted.
- Parks and Open Spaces** – Lands used for recreation, community gathering, and access to nature, including parks, golf courses, natural systems, and cemeteries. Residential development is not permitted.
- Destination Venue Districts** – Areas that serve a specialized purpose, such as event centres, arenas or exhibition grounds.
- Agricultural** – Agricultural and compatible uses permitted in accordance with the Agricultural Land Commission Act.

Overlays

- Downtown Eastside (DTES)** – The DTES is home to some of Vancouver’s earliest neighbourhoods and the historic heart of the city. Many residents are impacted by systemic inequities including racism, discrimination, poverty, homelessness, mental health and impacts of trauma, substance use, and violence. Detailed neighbourhood planning policy for the area exists in the DTES Community Plan, including a portion of the neighbourhood that is identified as a Community-Based Development Area, which has a high concentration of critical community assets.
- First Shaughnessy District (FSD)** – Lands within FSD are designated as a Heritage Conservation Area. Specific development requirements pertain to sites within FSD that aim to protect the estate character of the neighbourhood.

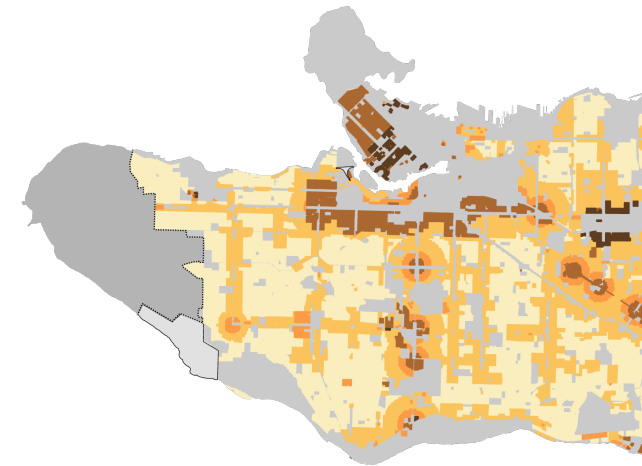
Map 4: Generalized Land Use map



- | | | | | |
|--|--|--|---|---|
| Residential <ul style="list-style-type: none">MultiplexLow-RiseMid-RiseHigh-Rise 1High-Rise 2 | Mixed-Use <ul style="list-style-type: none">Low-RiseMid-RiseHigh-Rise 1High-Rise 2 | Other Designations <ul style="list-style-type: none">Business DistrictsIndustrial and EmploymentInstitutionalParks, Open Spaces, Conservation & RecreationAgriculturalHeritage AreasDestination Venue Districts | Overlays <ul style="list-style-type: none">Downtown Eastside (DTES)First Shaughnessy District (FSD) | <ul style="list-style-type: none">First Nations ReservesGreenspace Outside VancouverCity Boundary |
|--|--|--|---|---|

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Residential Designations



Lands designated for residential uses are intended to support a variety of housing types and tenures across the city. Permitted building heights and densities will reflect the character and goals of each neighbourhood as provided by Council-approved policies or land use regulations.

Non-profit and government organizations may be permitted to build social housing buildings from 6 to 20 storeys in most residential areas, depending on neighbourhood type (see **Map B7: Social Housing Initiatives** in **Appendix B**). Compatible non-residential uses are permitted throughout residential neighbourhoods to support complete neighbourhoods.

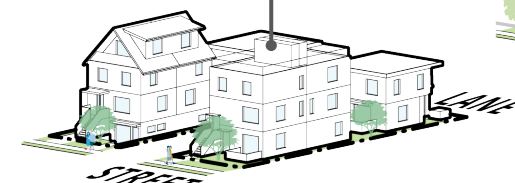
Lower density forms and complementary non-residential use are permitted in all Residential Designations



Residential Multiplex

Ground-oriented residential uses including single detached homes, duplexes, townhouses, row-houses, infill housing and multiplexes.

Heights: 1-3 storeys



Main Uses:

- Dwelling

Complementary Uses:

- Institutional
- Cultural and recreational
- Office
- Retail
- Compatible service uses
- Utility and communication
- Compatible manufacturing uses
- Agricultural

Building Heights:

1-26+ storeys dependent on anticipated building typology (as outlined below)

Residential Low-Rise

A range of residential tenures in low-rise apartment forms up to 6 storeys.

Heights: Up to 6 storeys (or up to 8 storeys if located within a Transit-Oriented Area)



Residential Mid-Rise

A range of residential tenures in mid-rise apartment forms up to 12-storeys.

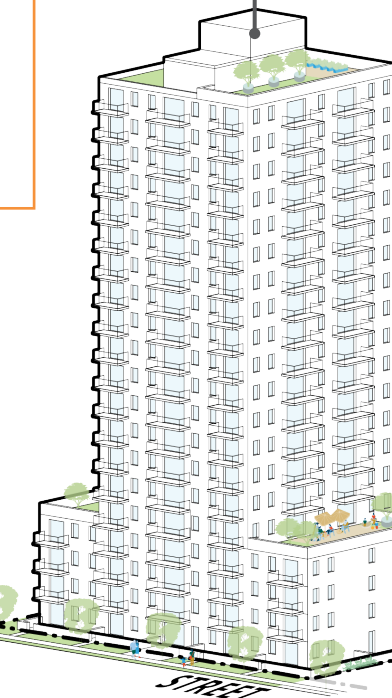
Heights: Up to 12 storeys



Residential High-Rise 1

A range of residential tenures in high-rise apartment forms up to 26 storeys.

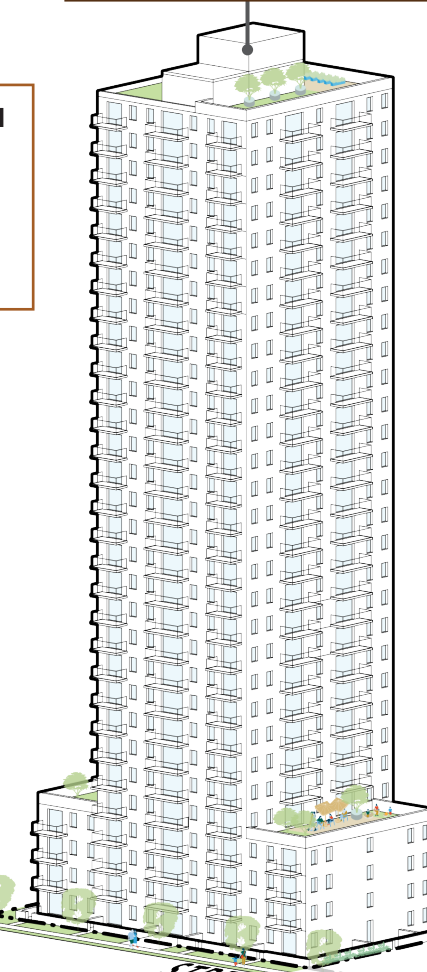
Heights: Up to 26 storeys



Residential High-Rise 2

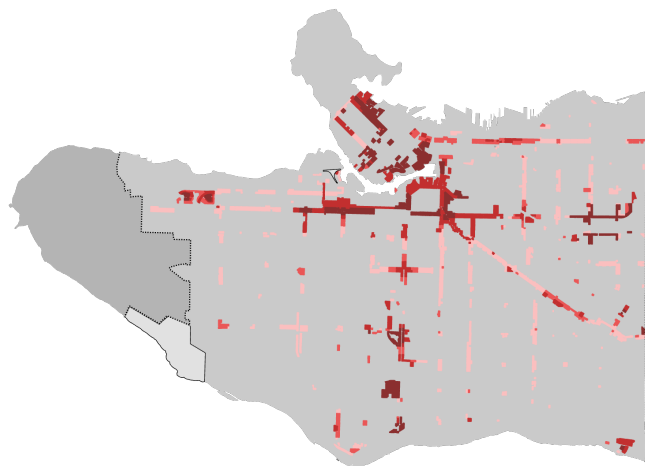
A range of residential tenures in high-rise apartment forms over 26 storeys.

Heights: Above 26 storeys



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Mixed-Use Designations



Lands designated for mixed-use are intended to support commercial uses and a variety of housing types and tenures in combination with non-residential uses. Mixed-use areas are often located along local and major shopping streets and may require continuous retail/service uses at grade.

Permitted building heights and densities will reflect the character and goals of the neighbourhood as provided by Council-approved policies or land use regulations. Non-profit and government organizations may be permitted to build social housing buildings from 6 to 20 storeys in most mixed-use residential areas, depending on neighbourhood type, and provided they include non-residential uses (see Social Housing Initiatives map in **Appendix B7**).

Lower density forms are permitted in all Mixed-Use Designations

Main Uses:

- Mixed-use buildings with non-dwelling uses at ground level and office or dwelling uses above.

Complementary Uses:

- Institutional
- Cultural and recreational
- Office
- Retail
- Compatible service uses
- Utility and communication
- Compatible manufacturing, wholesale, transportation and storage uses
- Parking
- Agricultural

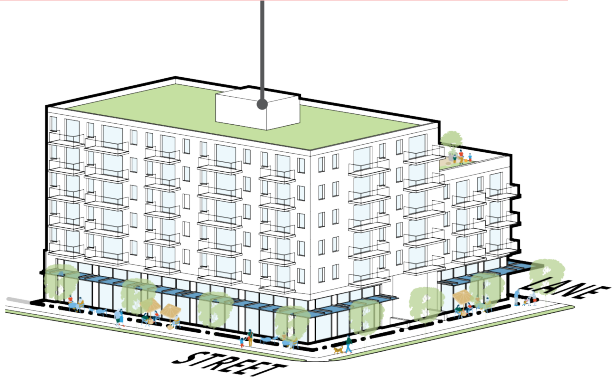
Building Heights:

1-26+ storeys dependent on anticipated building typology (as outlined below).

Mixed-Use Low-Rise

Commercial buildings or mixed-use apartment buildings with a range of residential tenures in combination with non-residential uses in low-rise buildings up to 6 storeys.

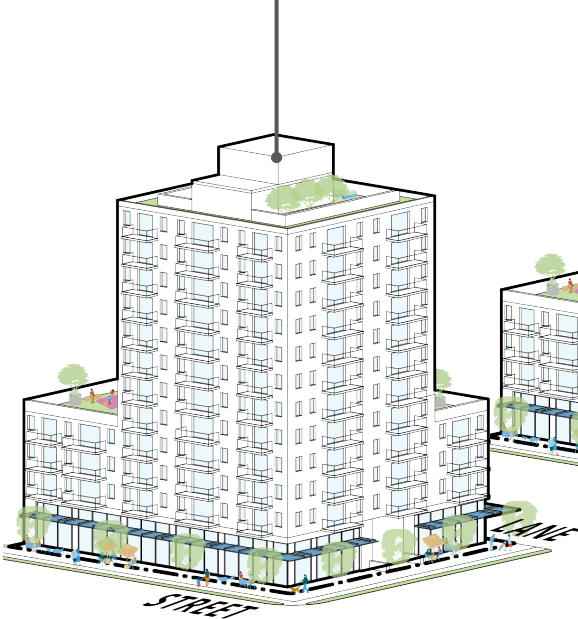
Heights: Up to 6 storeys (or up to 8 storeys for mixed-use buildings located within a Transit-Oriented Area)



Mixed-Use Mid-Rise

Commercial buildings or mixed-use apartments with a range of residential tenures in combination with non-residential uses in mid-rise buildings up to 12 storeys.

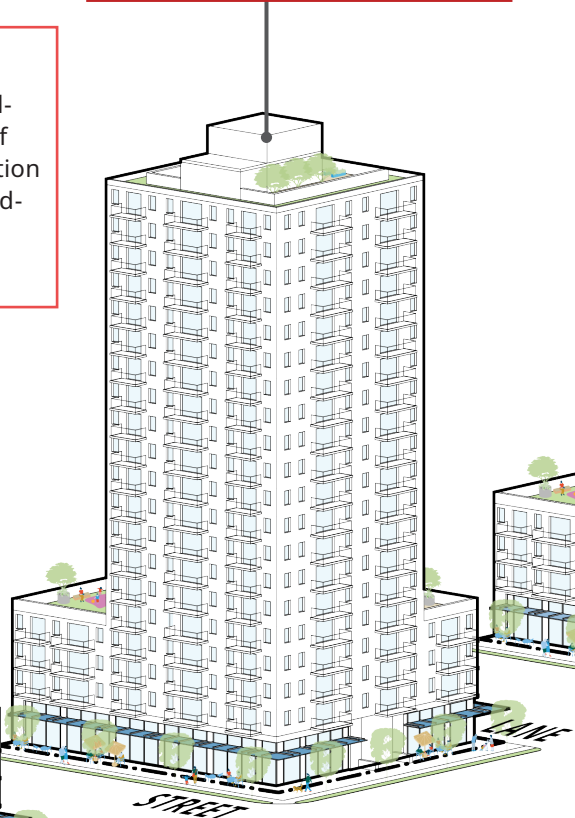
Heights: Up to 12 storeys



Mixed-Use High-Rise

Commercial buildings or mixed-use apartments with a range of residential tenures in combination with non-residential uses in high-rise buildings up to 26 storeys.

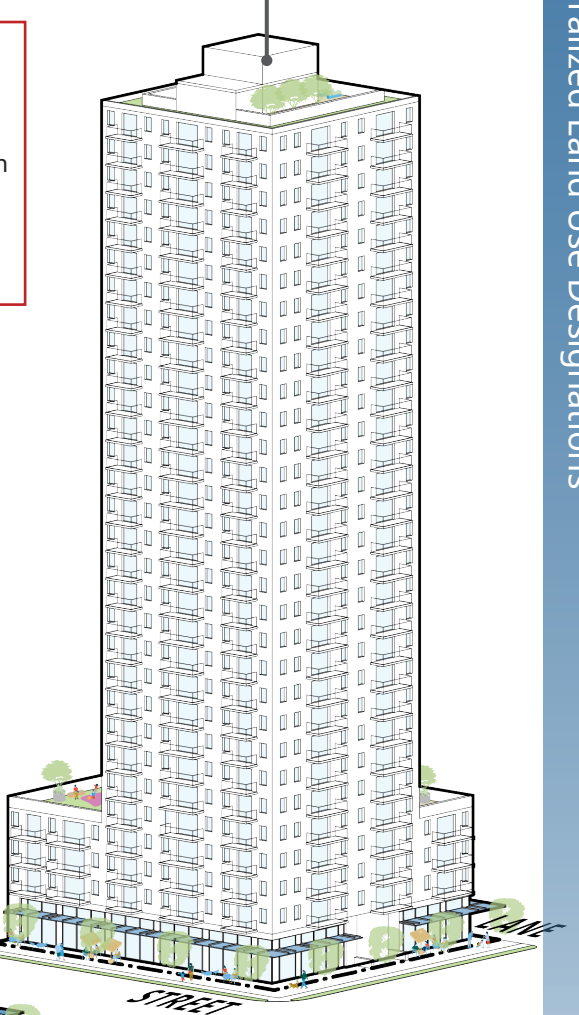
Heights: Up to 26 storeys



Mixed-Use High-Rise 2

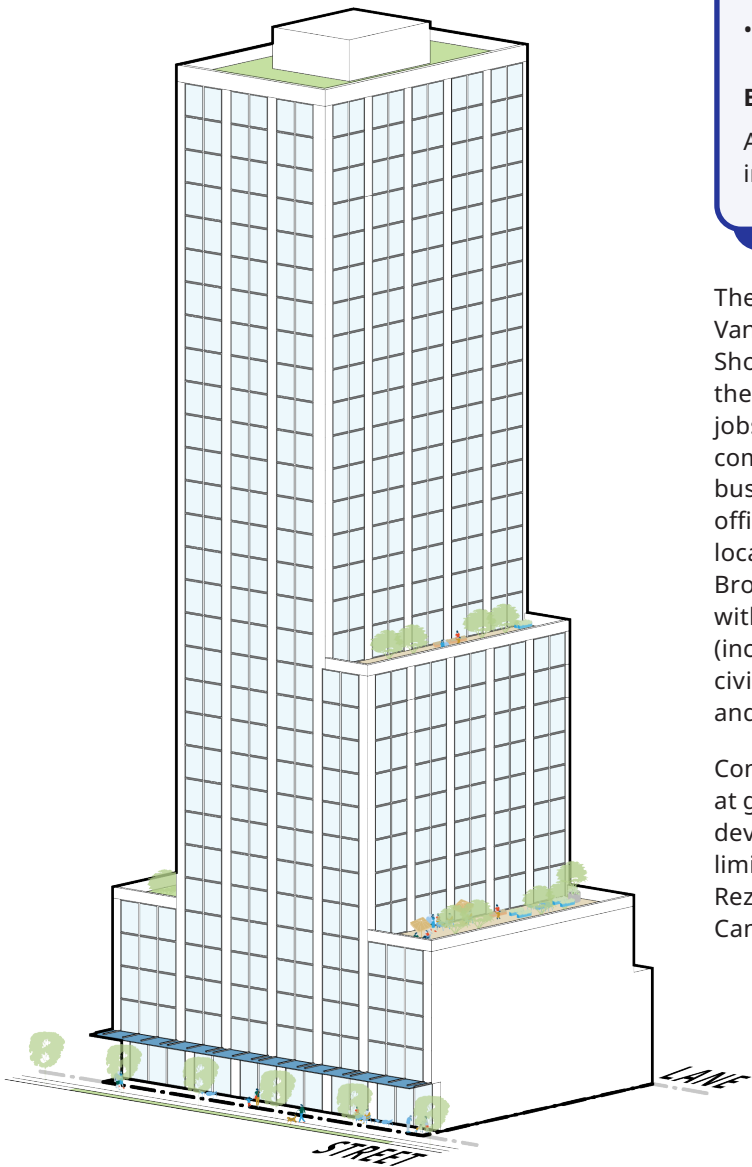
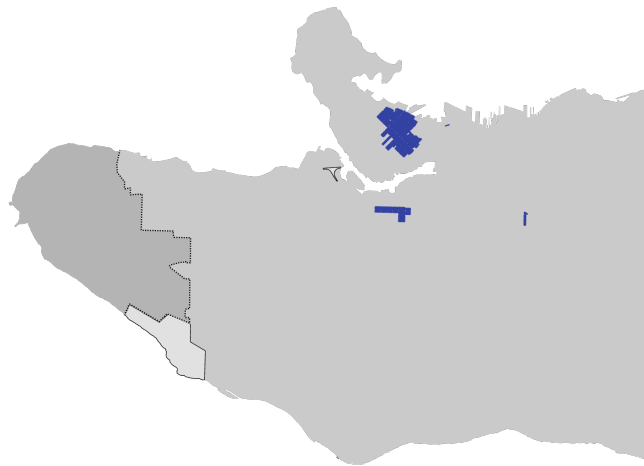
Commercial buildings or mixed-use apartments with a range of residential tenures in combination with non-residential uses in high-rise buildings above 26 storeys.

Heights: Above 26 storeys



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Business Districts



Main Uses:

- Office
- Service
- Cultural and recreational
- Retail
- Institutional

Complementary Uses:

- Compatible manufacturing, wholesale, and transportation and storage uses
- Utility and communication
- Parking
- Dwelling uses, subject to restrictions and only in certain areas (see respective rezoning policies)
- Agricultural

Building Heights:

A range of building heights may be permitted, including high-rise buildings above 26 storeys.

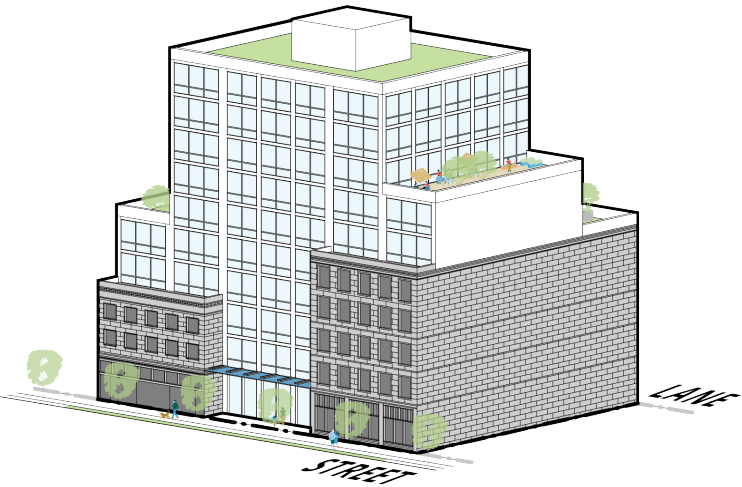
The Business Districts designation applies to Vancouver’s Central Business District (CBD) and CBD Shoulder, and the Broadway Uptown area to affirm the regional role these areas play as key centres for jobs space. It may also apply to areas that only enable commercial uses. The CBD is the region’s premier business and cultural district with major financial, office, cultural, entertainment and tourism activities located within a transit- and amenity-rich area. Broadway Uptown is Vancouver’s “second downtown”, with regionally significant healthcare functions (including the Vancouver General Hospital Campus), civic uses, and a high concentration of office, service and retail uses.

Continuous retail/service uses may be required at grade within the Business Districts. Residential development is generally not permitted, except in limited circumstances as outlined in the Downtown Rezoning Policy and in the Broadway Plan for Uptown/ Cambie North Area C (FUCC) and Civic District (FCHD).

Downtown Heritage Areas



Lands designated as Downtown Heritage Areas include lands zoned as HA (Historic Areas) under the Zoning and Development By-law. These lands include Chinatown, Gastown, and Yaletown, and are intended to maintain their historic building character and scale while allowing for compatible new developments. Buildings primarily contain a mix of employment activities including office, light industrial, services and creative uses, with retail or other active uses at grade. Only certain types of residential uses are permitted, often in conjunction with specified non-residential uses.



Main Uses:

- Office
- Retail
- Manufacturing
- Service
- Wholesale
- Cultural and recreational
- Institutional

Complementary Uses:

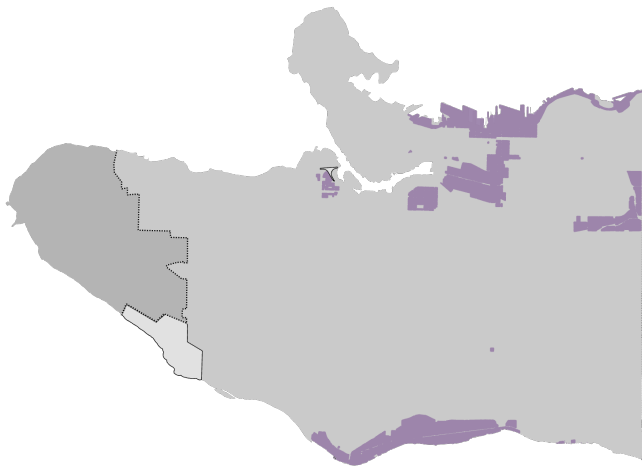
- Transportation and storage
- Utility and communication
- Agricultural
- Microdwellings (in Chinatown only)
- Senior supportive or independent living housing (in Chinatown or Yaletown only)
- Residential units in conjunction with certain non-dwelling uses

Building Heights:

Up to 8 or 10 storeys except where noted under the Downtown Eastside Rezoning Policy.

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Industrial & Employment



Lands designated as Industrial & Employment are primarily intended for production, distribution, and repair activities with opportunities for office-based employment on upper floors, hotels near rapid transit areas, and compatible arts or creative uses. Residential uses are generally not permitted*. Critical city- and region-serving economic activities, such as warehousing and last-mile distribution are concentrated in lands near major highways and the Port. Urban industrial lands, particularly Mount Pleasant, have emerged as a hub for high-tech and creative economy uses, including laboratories and film and animation studios.

The Metro 2050 Regional Growth Strategy establishes two separate types of employment-based land use designations: industrial and employment. In Vancouver, all Metro-designated industrial and employment lands have municipal industrial zoning. As such, the Vancouver ODP adopts one single Industrial & Employment generalized land use designation for Metro-designated industrial and employment land. For more details on regional land use designations, refer to **Map B1: Regional Land Use Designations and Overlays** in **Appendix B**.

Main Uses:

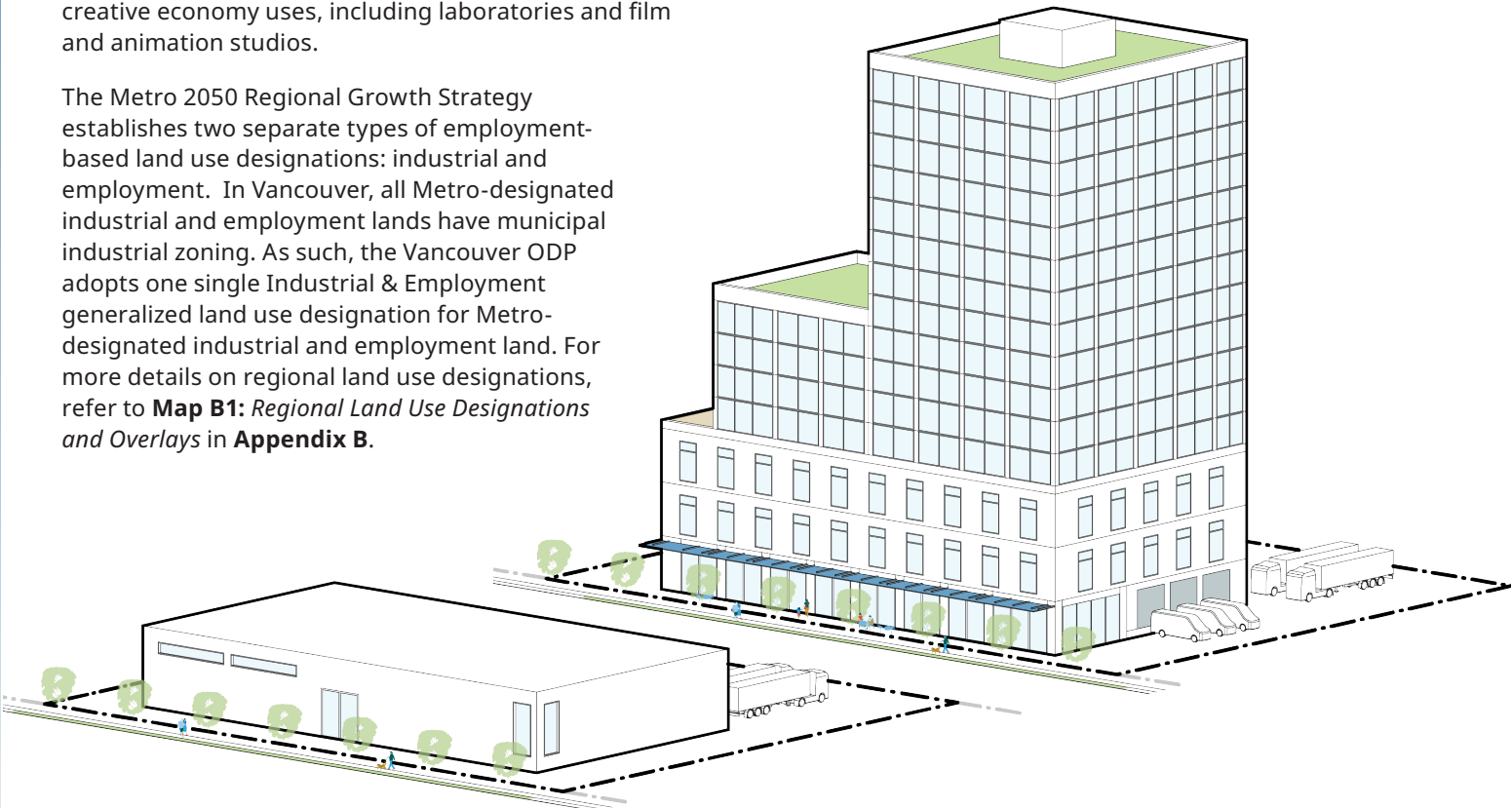
- Manufacturing
- Transportation and storage
- Wholesale
- Service
- Utility and communications
- Office

Complementary Uses:

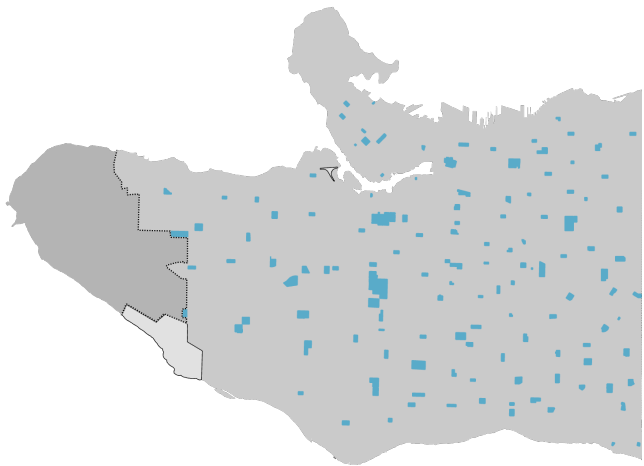
- Retail (subject to certain restrictions)
- Cultural and recreational uses (limited to compatible arts and creative uses)
- Institutional
- Agricultural
- Parking
- Uses ancillary to the business on these properties

Building Heights:

Heights and densities are outlined in applicable district schedules within the Zoning and Development By-law. Additional height and density may be considered under certain policies for developments that include multi-level industrial uses.



Institutional



Lands designated as Institutional are generally reserved for essential institutional sites that serve a variety of needs throughout neighbourhoods. While many institutional uses are permitted in all areas of the city, lands designated as Institutional include major hospitals, colleges and universities, public schools, and other major government facilities.

Residential intensification is not permitted on lands designated for institutional uses, except for dormitory style rooms owned and operated by a campus institution or other dwelling uses ancillary only to the main use on the site. See **Part 5 7. Community Infrastructure**, for more policies relating to Institutional lands.

Main Uses:

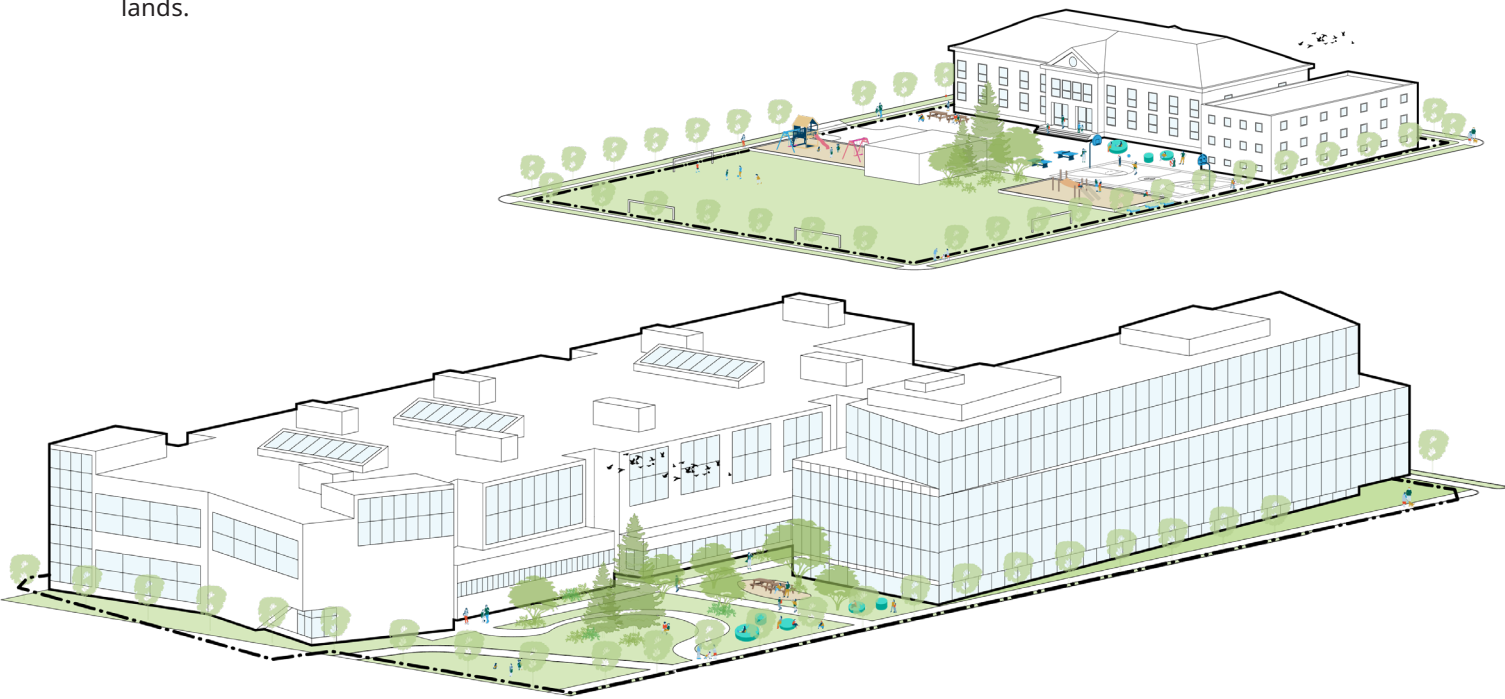
- Institutional
- Cultural and recreational

Complementary Uses:

- Office
- Service
- Certain manufacturing, transportation and storage uses
- Utility and communication
- Dwelling uses that are ancillary only to the primary on-site non-residential use, limited to dormitory style rooms
- Parking
- Agricultural

Building Heights:

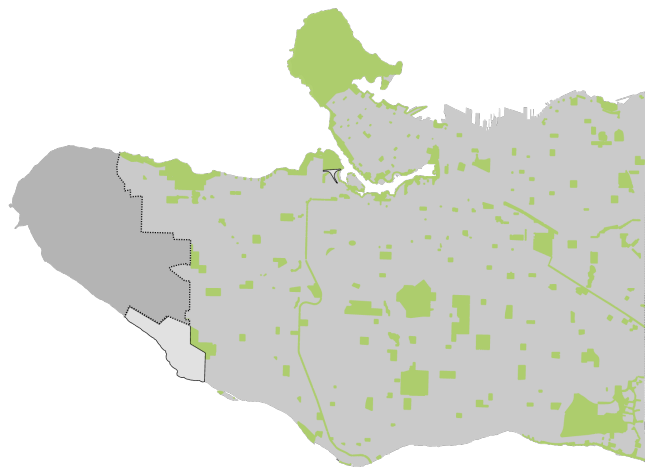
Variable



*The Metro Vancouver Regional Growth Strategy, Metro 2050, contains policy provisions that allow municipalities to consider limited residential uses on Metro-designated Employment Lands that are within 200m of a rapid transit station and located in a Frequent Transit Development Area or Urban Centre. Under this provision, the ground floor must be used for commercial and light industrial uses, while residential uses (with an emphasis on affordable, rental housing) can be on upper floors. The inclusion of housing on employment lands requires careful consideration of site-specific conditions, adjacencies and fit within the wider area. Residential uses may also be permitted in limited circumstances when in conjunction with industrial or employment uses.

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Parks and Open Space

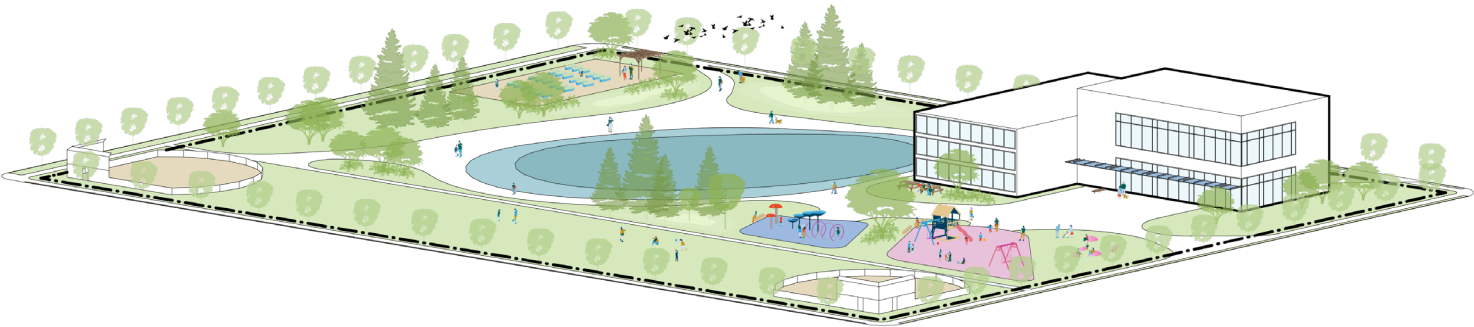


Lands designated as Parks and Open Spaces include lands used for parks, golf courses, plazas, and cemeteries that provide vital recreational, cultural, ecological, and social functions. These areas are fundamental infrastructure in supporting Vancouver's livability, health, and climate resilience. This designation applies to existing parks and open spaces, as well as future parks committed through policy statements, ODPs, CD-1 rezonings, or Council-approved parkland acquisition.

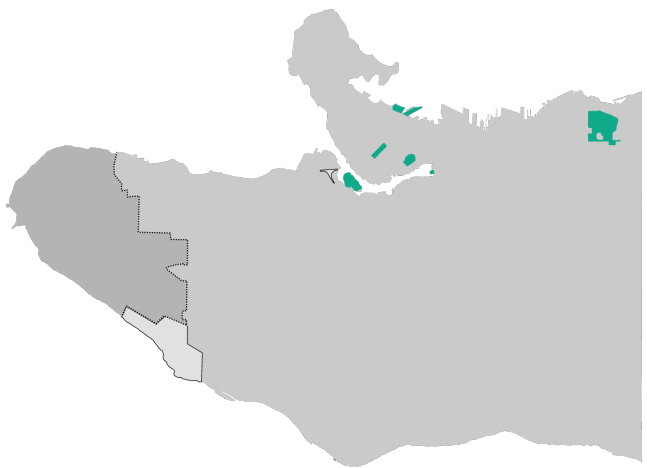
Development within designated parkland is limited to uses that support or enhance park and recreation functions. Residential development is not permitted, except for minor ancillary uses (e.g., small scale park caretaker housing) directly tied to park operations or programming.

- Main Uses:**
 - Parks or playgrounds
 - Compatible cultural and recreational uses
- Complementary Uses:**
 - Compatible office, institutional, retail and service uses
 - Utility and communications
 - Works Yard
 - Agricultural
 - Dwelling uses that are ancillary to park uses
- Building Heights:**

Variable



Destination Venue Districts

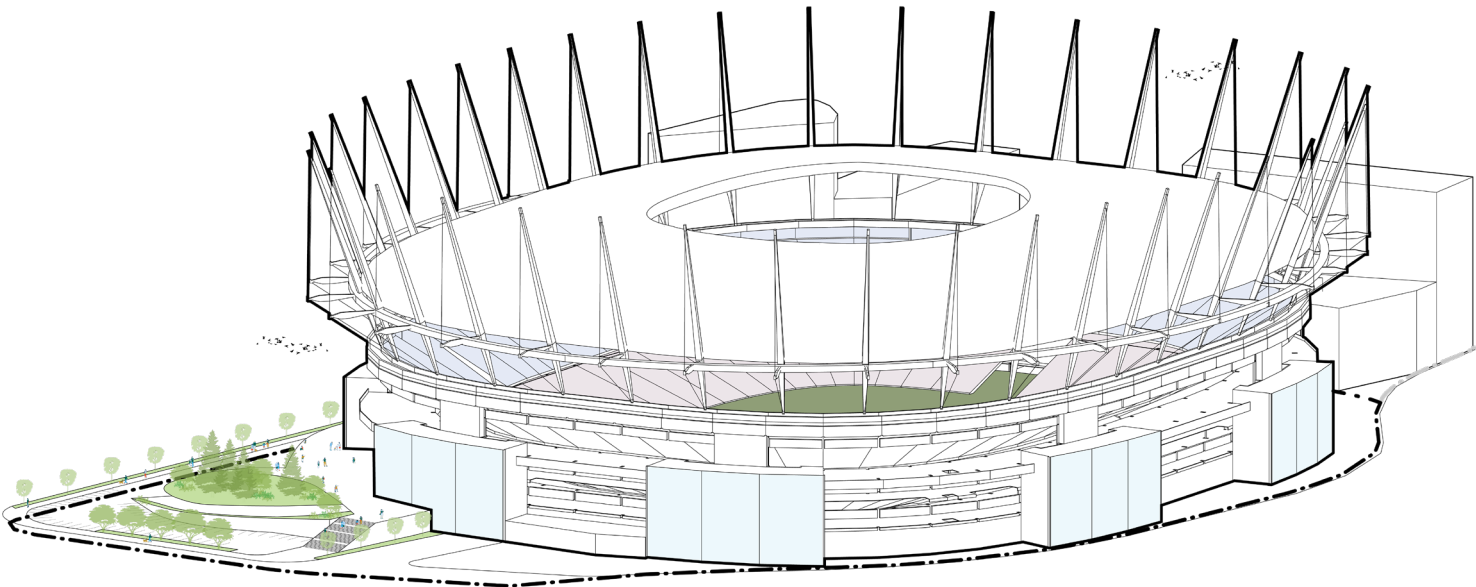


Lands designated as Destination Venue Districts serve a specialized purpose, such as event centres, arenas, or exhibition grounds. These sites, typically government-owned, function as regional destinations for arts, tourism, entertainment, and other public events.

Sites with this designation are vital economic and cultural assets that enhance the city's identity as a global and regional destination. To preserve and strengthen their role, residential development should be limited, avoiding conflicting land uses that could undermine their functionality and incrementally reduce their footprint. Intensification, expansion and modernization of existing uses is encouraged, as is improved accessibility to ensure these spaces continue to thrive as hubs for economic activity and public enjoyment.

- Main Uses:**
 - Retail
 - Cultural and recreational
 - Transportation uses (limited to the Central Waterfront)
 - Service
- Complementary Uses:**
 - Office
 - Institutional
 - Parking
 - Agricultural
- Building Heights:**

Variable



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Agricultural



All lands in the city that are designated as Agricultural are also in the provincial Agricultural Land Reserve (ALR). Provincial regulations protect these lands for farming, and the underlying zoning intends to maintain and encourage the semi-rural, equestrian and limited agricultural nature of these lands. Only uses in accordance with the Agricultural Land Commission Act and ALR regulations may be permitted.

Main Uses:

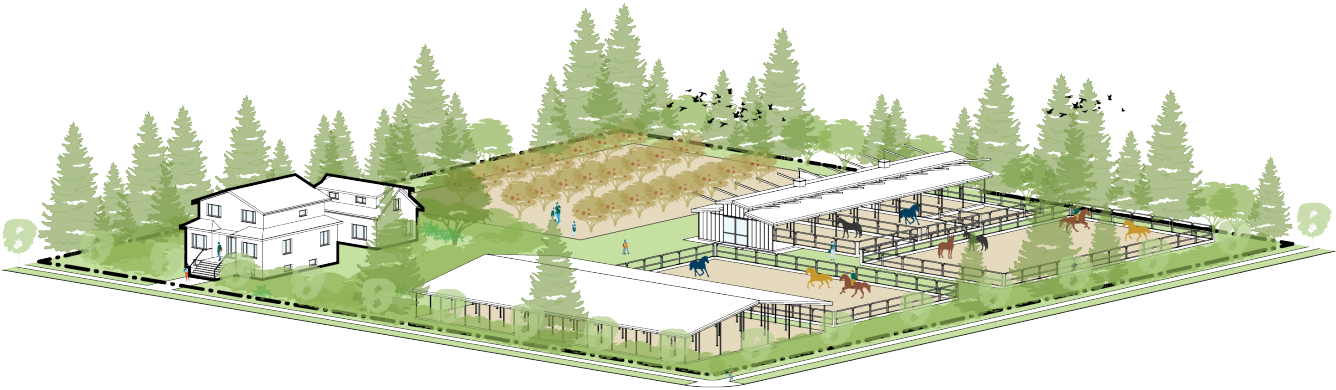
- Agricultural
- Single detached houses

Complementary Uses:

- Infill single detached houses
- Dwelling or retail uses ancillary to agricultural uses
- Parks or playground

Building Heights:

Generally, 2-storeys or less. Refer to RA-1 district schedule for detailed development information.



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Kensington Park
(Source: City of Vancouver)



PART 5: POLICY AREAS



Bustling Vancouver sidewalk (Source: City of Vancouver)

POLICY AREAS

Twelve policy area sections are provided that cover key city-building topics and advance the three Foundational Principles and three Big Ideas.

Figure 15: Policy elements

Policy Area

Key city-building topic covered in the chapter.

Policy Area Vision Statement

Aspirational statement that reflects the optimal desired state for that policy area.

Connection to Existing Policies

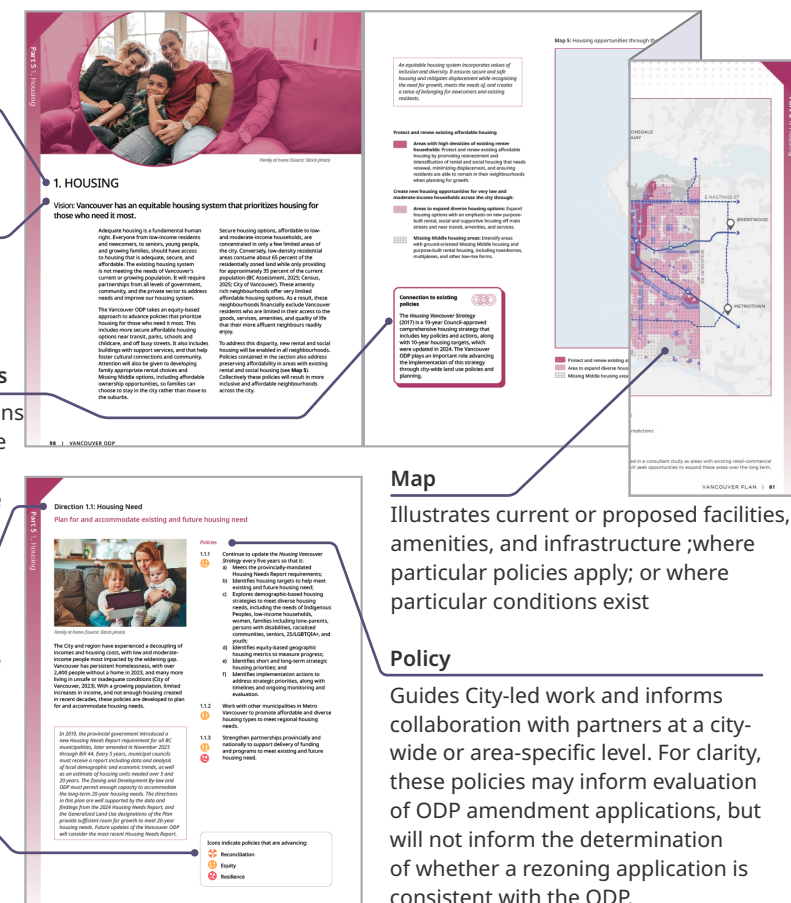
Highlights of other policies, plans and strategies that relate to the policy area. For clarity, these policies do not form part of the ODP.

Policy Direction

Overarching statement that express what needs to be done in order to achieve the Policy Area Vision Statement.

Foundation Icons

Appear next to policies that address each respective foundation.



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Family at home (Source: iStock photo)

1. HOUSING

Vision: Vancouver has an equitable housing system that prioritizes housing for those who need it most.

Adequate housing is a fundamental human right. Everyone from low-income residents and newcomers, to seniors, young people, and growing families, should have access to housing that is adequate, secure, and affordable. The existing housing system is not meeting the needs of Vancouver’s current or growing population. It will require partnerships from all levels of government, community, and the private sector to address needs and improve our housing system.

The Vancouver ODP takes an equity-based approach to advance policies that prioritize housing for those who need it most. This includes more secure affordable housing options near transit, parks, schools and childcare, and off busy streets. It also includes buildings with support services, and that help foster cultural connections and community. Attention will also be given to developing family appropriate rental choices and Missing Middle options, including affordable ownership opportunities, so families can choose to stay in the city rather than move to the suburbs.

Secure housing options, affordable to low- and moderate-income households, are concentrated in only a few limited areas of the city. Conversely, low-density residential areas consume about 65 percent of the residentially zoned land while only providing for approximately 35 percent of the current population (BC Assessment, 2025; Census, 2025; City of Vancouver). These amenity rich neighbourhoods offer very limited affordable housing options. As a result, these neighbourhoods financially exclude Vancouver residents who are limited in their access to the goods, services, amenities, and quality of life that their more affluent neighbours readily enjoy.

To address this disparity, new rental and social housing will be enabled in all neighbourhoods. Policies contained in the section also address preserving affordability in areas with existing rental and social housing (see **Map 5**). Collectively these policies will result in more inclusive and affordable neighbourhoods across the city.

An equitable housing system incorporates values of inclusion and diversity. It ensures secure and safe housing and mitigates displacement while recognizing the need for growth, meets the needs of, and creates a sense of belonging for newcomers and existing residents.

Protect and Renew Existing Affordable Housing

Areas With High Densities of Existing Renter Households: Protect and renew existing affordable housing by promoting reinvestment and intensification of rental and social housing that needs renewal, minimizing displacement, and ensuring residents are able to remain in their neighbourhoods when planning for growth.

Create new housing opportunities for very low and moderate-income households across the city through:

Areas to Expand Diverse Housing Options: Expand housing options with an emphasis on new purpose-built rental, social and supportive housing off main streets and near transit, amenities, and services.

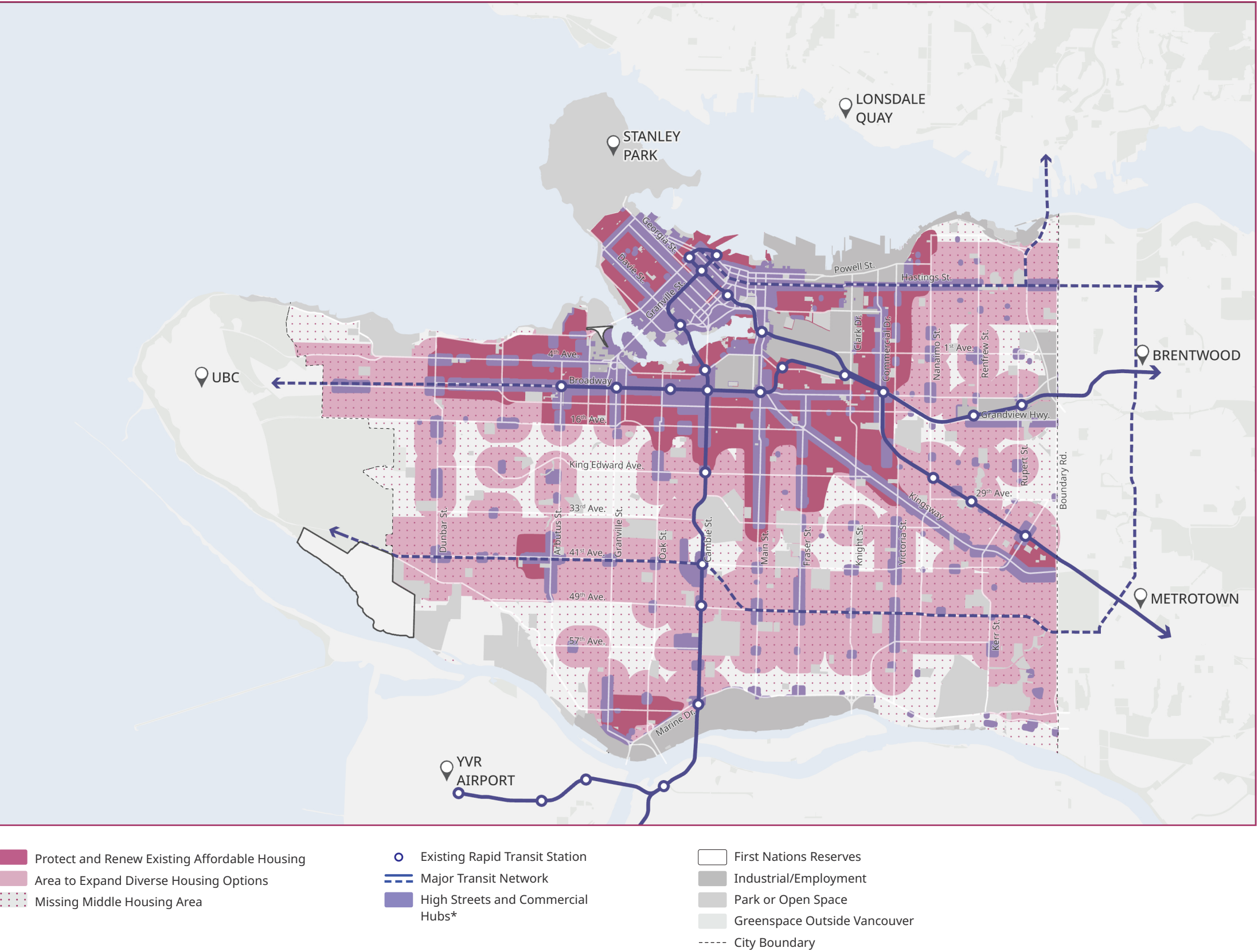
Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.

Connection to existing policies



The **Housing Vancouver Strategy** (2017) is a 10-year Council-approved comprehensive housing strategy that includes key policies and actions, along with 10-year housing targets, which were updated in 2024. The Vancouver ODP plays an important role advancing the implementation of this strategy through city-wide land use policies and planning.

Map 5: Housing opportunities



*High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the city will seek opportunities to expand these areas over the long term.

Direction 1.1: Housing Need

Plan for and accommodate existing and future housing need



Family at home (Source: iStock photo)

The City and region have experienced a decoupling of incomes and housing costs, with low and moderate-income people most impacted by the widening gap. Vancouver has persistent homelessness, with over 2,400 people without a home in 2023, and many more living in unsafe or inadequate conditions (City of Vancouver, 2023). With a growing population, limited increases in income, and not enough housing created in recent decades, these policies are developed to plan for and accommodate housing needs.

In 2019, the provincial government introduced a new Housing Needs Report requirement for all BC municipalities, later amended in November 2023 through Bill 44. Every 5 years, municipal councils must receive a report including data and analysis of local demographic and economic trends, as well as an estimate of housing units needed over 5 and 20 years. The Zoning and Development By-law and ODP must permit enough capacity to accommodate the long-term 20-year housing needs. The directions in this plan are well supported by the data and findings from the 2024 Housing Needs Report, and the Generalized Land Use designations of the Plan provide sufficient room for growth to meet 20-year housing needs. Future updates of the Vancouver ODP will consider the most recent Housing Needs Report.

Policies

- 1.1.1 Continue to update the *Housing Vancouver Strategy* every five years so that it:
 - a) Meets the provincially-mandated Housing Needs Report requirements;
 - b) Identifies housing targets to help meet existing and future housing need;
 - c) Explores demographic-based housing strategies to meet diverse housing needs, including the needs of Indigenous Peoples, low-income households, women, families including lone-parents, persons with disabilities, racialized communities, seniors, 2S/LGBTQIA+, and youth;
 - d) Identifies equity-based geographic housing metrics to measure progress;
 - e) Identifies short and long-term strategic housing priorities; and
 - f) Identifies implementation actions to address strategic priorities, along with timelines and ongoing monitoring and evaluation.
- 1.1.2 Work with other municipalities in Metro Vancouver to promote affordable and diverse housing types to meet regional housing needs.
- 1.1.3 Strengthen partnerships provincially and nationally to support delivery of funding and programs to meet existing and future housing need.

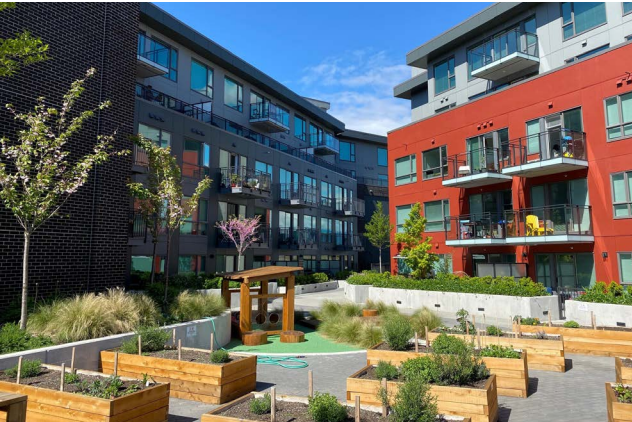
Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

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Direction 1.2: Geographic Equity

Ensure opportunities for inclusion of very low to moderate-income households and diversify the housing stock across all residential areas



Purpose-built market rental building, 1915 Stainsbury (Source: Martin Espina)

Housing suitable for very low- to moderate-income households is not equitably distributed across the city as most of the city is zoned for low-density housing that is not affordable to most households. Adding more housing diversity in these low-density areas will enable more people of all incomes, ages, and family types access to housing choice throughout the city, contributing to more inclusive, vibrant, and healthy neighbourhoods.

Policies

- 1.2.1 Adopt supportive land use policies and zoning to enable more diverse housing of all tenures across every residential neighbourhood.
- 1.2.2 Enable social, supportive, and purpose-built rental housing off major streets and near transit, parks, schools, and other amenities and services.
- 1.2.3 Enable more Missing Middle housing options in low-density neighbourhoods, including single-lot and multi-lot redevelopments.
- 1.2.4 Improve multi-family housing options to better meet the diverse needs of households, including for families with children, intergenerational households, persons with disabilities, and seniors, through improved building design and forms.

Figure 16: Building types that allow for different tenures of housing



Direction 1.3: Homelessness

Address homelessness by ensuring every person has access to permanent secure housing with a range of diverse supports



Person in the Downtown Eastside (Source: Lani Brunn)

The causes of homelessness are complex and can occur at any stage of life. People from equity-denied communities experience intersecting challenges and are overrepresented among residents experiencing homelessness. Youth aging out of care are also overrepresented due to gaps in support and ongoing systemic barriers. Government and community interventions are needed to ensure adequate policy and resources are in place to address homelessness.

Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews.

Source: Thistle, J. (2017) Indigenous Definition of Homelessness in Canada. Toronto: Canadian Observatory on Homelessness Press.

Policies

- 1.3.1 Work with non-profit providers and provincial and federal governments to provide a diverse range of housing options, emergency services, and supports to people experiencing and at risk of homelessness.
- 1.3.2 Work with Indigenous partners to prioritize services, supports, and affordable housing options for Indigenous Peoples experiencing homelessness and at risk of homelessness.
- 1.3.3 Work with Metro Vancouver municipalities and the provincial government to develop and implement a regional approach to addressing homelessness.
- 1.3.4 Adopt supportive land use policies and zoning to ensure residents can access shelters, social and supportive housing in neighbourhoods across Vancouver.

Direction 1.4: Community Housing

Significantly increase the supply of social and supportive housing and support the growth of the community housing sector



MVHC Heather Place Social Housing Building (Source: City of Vancouver)

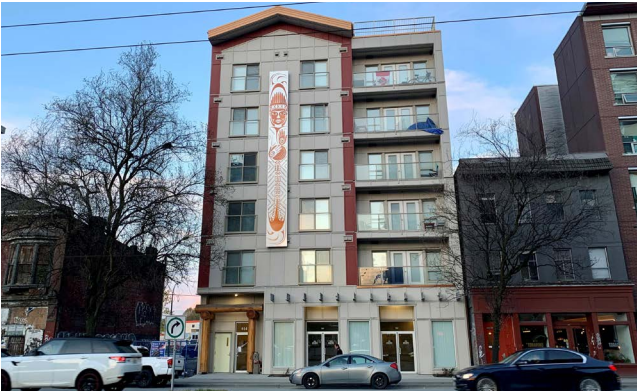
The community housing sector is made up of non-profit housing providers that own, develop, or manage social, co-op, or supportive housing. They provide affordable, stable homes for households earning low- and moderate incomes, and can serve specific needs. With rising rental prices, social housing has become increasingly important yet this housing makes up less than 10 percent of Vancouver’s overall housing stock.

Policies

- 1.4.1 Increase the supply of new social and supportive housing through land use policy and zoning approaches (including city-initiated rezoning), financial incentives, and streamlined approval processes.
- 1.4.2 Create stronger partnerships between the City and community housing sector and support the sector in capacity building, including organizations that support specific populations such as artists, racialized communities and urban Indigenous Peoples.
- 1.4.3 Work with provincial and federal government partners to increase funding for social housing developments and for individuals on rental, income, and Persons with Disability assistance programs.
- 1.4.4 Work with the provincial and federal government to accelerate the pace of replacement of Single Room Occupancy (SRO) hotels with self-contained social housing.

Direction 1.5: Indigenous Housing

Work with Indigenous partners to support Indigenous housing models and wellness



Lu'ma Native Housing Society Social Housing (Source: Allison Lasocha)

Equitable and culturally appropriate housing is foundational to the ongoing and evolving commitment towards a City of Reconciliation. We will further support housing options that foster Indigenous healing and wellness, including adequate space for children and

Policies

- 1.5.1 Expedite Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval processes, and regulations.
- 1.5.2 Support Indigenous-led housing and wellness projects through city-led programs, and enable new Indigenous-owned housing..

extended families, space to accommodate cultural and ceremonial practices, accessibility for those with mobility restrictions and Elders, on-site childcare, and social programs for tenants.

Direction 1.6: Rental Housing

Become a city for renters that provides more secure rental housing options and mitigates displacement



Family at home (Source: iStock photo)

Policies

- 1.6.1 Increase the supply of new purpose-built market and below-market rental housing through supportive land use policy and zoning, financial incentives, and streamlined approval processes.
- 1.6.2 Minimize displacement of renters, ensuring residents are able to remain in their neighbourhoods when planning for growth.
- 1.6.3 Promote reinvestment and renewal of existing rental housing stock without displacement through City policies and partnerships with provincial and federal governments.

Vancouver is, and has historically been, a city of renters. Rental housing is important to meet the needs of a diverse population, is vital to a healthy economy, and allows moderate-income households to stay in the city. There is a significant shortage of rental housing in Vancouver. With most purpose-built rental constructed in the 1950s and 60s, much of today's affordable rental housing is in high demand and in need of renewal.

Case Study: 1766 Frances St.

In 2017, the apartment building at 1766 Frances Street owned by BC Indigenous Housing Society was damaged by fire. The Society is redeveloping the site with a vision to support environmental and social sustainability through affordable, accessible, and high-performance housing, serving Indigenous individuals and families. The building will feature energy efficient Passive House construction, a basket weave design inspired by Coast Salish traditional practices, and offer 81 homes ranging in size from studio to 4-bedroom.

A purpose-built space for Indigenous-focused non-profit before and after school childcare programming will be included on the ground floor. The development also includes a sweat lodge, outdoor play area, and raised planter beds for growing traditional plants and medicines. The building's architecture, design, and landscaping is incorporating Indigenous art, native plants, and other culturally significant elements. This building was financially supported by the City of Vancouver, and BC Housing is the primary funder of the project through the provincial Indigenous Housing Fund (IHF).

Renderings of 1766 Francis (Source: GBL Architects and Brick Visual)



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Direction 1.7: Speculation




Continue to address speculation and take steps to promote equitable treatment of renters and homeowners



Multi-family timber frame construction, Cambie Street
(Source: Aaron Lao)

In recent years, the City and Province have taken steps to address speculation, including North America’s first Empty Homes Tax and the City’s Short-Term Rental regulations. Yet, rising ownership prices are increasing the divide between who can own their home and who cannot. This divide is worsened by senior government tax and financial policies that privilege ownership over renting.

Policies

- 1.7.1  Seek to ensure new and existing housing serves people who currently live and work or intend to live and work in Vancouver.
- 1.7.2  Use City regulations and financial tools to increase certainty in land use policy and rezoning processes, discourage speculation, and reduce upward pressure on land prices.
- 1.7.3  Work with federal and provincial partners to understand and advocate for new measures to balance tax and other financial treatment of owners and renters

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Ground-oriented homes in East Vancouver (Source: Michelle Pollard)

Feature Topic: Multiplexes
Expanding multiplex options
across the city

In October 2023, City Council approved zoning changes to add multiplexes across the city as a new Missing Middle housing option.

A **Multiplex** is a small-scale townhouse project on a single lot. Multiplexes allow more people to live on a single lot, offering a more affordable and sustainable alternative to single-detached homes.

Missing Middle Housing refers to multiplex and townhouse buildings that are between 1-3 storeys, and also includes low-rise apartment buildings between 3-6 storeys. These housing types increase choice, including ownership and rental options. Expanding multiplex housing options creates more opportunity to build smaller scale Missing Middle Housing in more neighbourhoods.

Adding Missing Middle Housing

As part of the 2023 zoning changes, areas previously zoned RS were rezoned to a new Residential Inclusive (R1-1) zone, allowing for multiplexes up to 6 units per lot (or up to 8 units for secured market rental developments). R1-1 also allows for duplexes, single-detached houses and laneway houses. In 2024, the Province established new minimum requirements for small scale multi-unit housing for all municipalities, for which the new R1-1 zone was already compliant. Further amendments to the Zoning and Development By-law were made to expand multiplex options to RT-7 and RT-9 zones, to fully comply with provincial requirements.

These changes have helped the City meet a number of key objectives by:

- introducing building designs that meet the needs of a range of household sizes and types;
- allowing for greater design flexibility with fewer guidelines and conditional regulations so that it is simpler and faster to get a permit;
- improving affordability by increasing the number of units allowed per lot (allowing for the cost of land to be shared over more homes) and enabling smaller unit sizes (reducing the overall cost per unit); and
- encouraging building designs that limit greenhouse gas emissions from construction and manage rainwater on site to reduce the need for sewer upgrades



Images: Multiplex examples (Source: Farhan Hussain) Pipes (Source: Paula Huber) Family at home (Source: iStock photo) Rain garden (Source: Bryn Davidson, Lanefab)

Above: Concept sketch showing a future multiplex area. Numbers alongside images (#) indicate related policy direction(s). See **Part 4** Future Growth and **Part 5** Policy Areas for more information.

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Commercial Street Cafe independent neighbourhood coffee shop
(Source: City of Vancouver)

2. ECONOMY

Vision: Vancouver has an economy that works for all, providing space for economic opportunities and support for local workers, employers, and entrepreneurs.

Vancouver is a globally recognized hub for many sectors including tech, film/television, climate solutions, life sciences, tourism, and arts and culture. Vancouver is also home to Canada’s largest port, two of the province’s largest business districts, and supports a robust retail sector with well-loved shopping streets. All of these components contribute to a diverse and resilient economy.

At the same time, many small businesses, artists, and non-profit organizations (NPOs) struggle to find affordable or suitable space, and costs continue to climb. Protecting current job spaces from residential encroachment, intensifying the use of existing industrial lands, permitting more flexible work spaces, and planning for new job spaces are all necessary policies that support a growing, central city. Opportunities for shops, services, and employment within neighbourhoods are also a focus of this plan.

Lack of affordable housing and childcare negatively impact businesses that struggle to hire and retain employees. We need to support workers and innovation industries (e.g., those related to the circular economy), while adding more living-wage jobs that are accessible, inclusive, and easy to get to by walking, biking, rolling, or transit.

Connection to existing policies



The **Employment Lands and Economy Review (ELER)** (2020) was a comprehensive research and engagement process designed to inform the foundations of both the Vancouver Plan process and the Broadway Plan. It involved a review of key economic issues and challenges in the city and forecasts of anticipated employment space demand to 2051.

Areas for Intensification

Intensify employment, industrial, and commercial activity in these areas:

- Business Districts:** These areas are important locations for future job growth in office-based sectors such as technology, as well as employment in tourism, entertainment, retail, and service.
- Industrial/Employment:** Vancouver’s limited industrial areas are primarily intended for production, distribution, and repair activities with opportunities for office-based employment on upper floors in areas well served by transit. Residential uses are generally not permitted on these lands.
- Campus Institutional:** Campus institutions in the health care and education sectors are concentrated in large hospital and college campuses and dispersed smaller facilities. Residential uses are generally not permitted on these lands, except for dormitory style rooms owned and operated by the campus institution.

Areas for Expansion and Enhancement

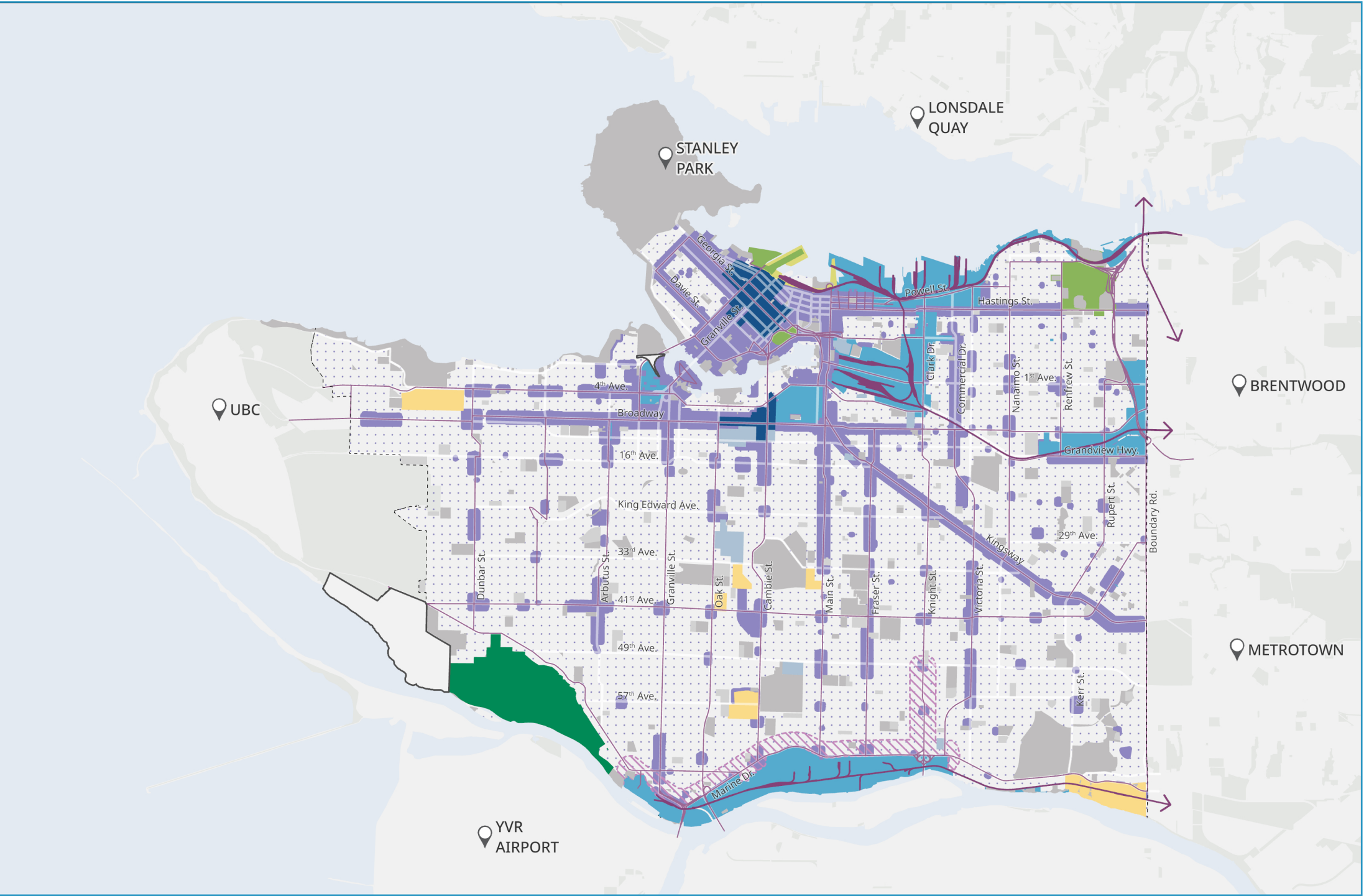
Expand and enhance employment, light industrial, and commercial activity in these areas:

- High Streets and Commercial Hubs:** Mainly mixed-use with street-level shops and residential or office above. Many of these areas serve important social, cultural, and economic functions and will be expanded and enhanced in the future. Planning for these areas often requires balancing the need for goods movement with need for walking, biking, transit service, and public space
- Neighbourhood Employment:** Neighbourhood Employment areas are mainly home to retail, personal service, and related sectors that serve customers on site. When businesses locate in residential neighbourhoods, they generally need ground floor space, preferably on corners. Home-based businesses are also found in these areas.

Special Study Areas

- Marine Drive and Knight Street:** These arterials border the South Vancouver Industrial Area and are strategically located to take advantage of road, airport, transit, water, and rail access, providing close connections to customers, suppliers, and employees. Future work will explore modernizing and intensifying these areas, and determining an appropriate mix of uses.
- Truck Routes and Rail Corridors:** Manage and improve goods movement and rail traffic in cooperation with regional and gateway partners. Seek protection for rail corridors and work with the Port of Vancouver, rail operators and other partners to advance grade separation, assess long-term passenger rail and freight rail infrastructure needs, and explore railyard reconfiguration to improve the efficiency, capacity, and reliability for freight movements, while also mitigating impacts on the community.

Map 6: Employment area opportunities



Areas to Prioritize Intensification

- Business District
- Industrial/Employment
- Campus Institutional

Areas to Prioritize Expansion and Enhancement

- High Streets and Commercial Hubs*
- Neighbourhood Employment

Special Study Areas

- Marine Drive and Knight Street Study Area
- Truck Route
- Rail Corridor

Other Employment Areas

- Major Project Site
- Central Waterfront District
- Major Entertainment/Stadium/Convention Centre
- Agricultural Land Reserve

First Nations Reserves

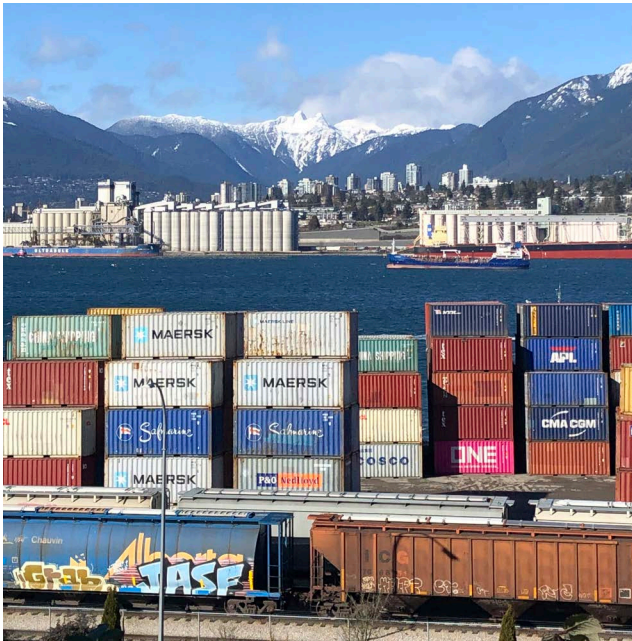
- Park or Open Space
- School
- Greenspace Outside Vancouver
- City Boundary

* High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the city will seek opportunities to expand these areas over the long term.

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Direction 2.1: Regional Core


Help Vancouver continue to thrive as the regional job centre by building on our economic strengths and welcoming value-aligned investment, workers, and employers






Port of Vancouver (Source: City of Vancouver)

One third of all jobs in the region are located in Vancouver (Census, 2016). The city is projected to maintain this regional share of the employment base and continue to thrive in its role as the regional centre for jobs and investment by continuing to promote modernization, adoption of smart technologies, well-being, and cultural exchange. Vancouver will maintain a locally focused, globally connected open market that elevates the region by leveraging Vancouver’s competitive advantage.


Policies

- 2.1.1  Encourage diversity of jobs and sectors along the livelihoods continuum to create economic resilience. Protect the local economy from sector-specific disruptions and market shocks by pursuing investments, advocacy, and partnerships that attract and retain a broad spectrum of economic sectors to match Vancouver’s diverse population.


- 2.1.2   Support Vancouver’s key industry partners and opportunities for innovation such as film, music and creative industries, tech, life sciences, tourism, climate solutions, and transportation. Facilitate opportunities for meaningful Indigenous tourism and business creation, including with xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations, (the local Nations), as well as supporting equity-denied business owners.

- 2.1.3  Work collaboratively with the local Nations to identify opportunities for their frameworks and worldviews to inform economic policy and planning.

- 2.1.4 Advocate to senior government for legislative or policy reforms to reduce the property tax burden on tenants occupying space in underdeveloped commercial properties. This could include a new split assessment model for property taxation (i.e., the ‘commercial sub-class’ proposal recommended in 2019 by the Intergovernmental Working Group), or a similar solution that would allow municipalities to apply a lower tax rate on unused development potential.

- 2.1.5  Support the Vancouver Fraser Port Authority Land Use Plan to aid industrial goods movement and viability of logistical lands and infrastructure.

- 2.1.6 Work with partners to realize the potential of the Central Waterfront District as a transportation hub, tourism and hotel node, and employment area.

- 2.1.7  Develop long-term rail corridor strategies to protect and improve regional rail networks. Work with regional partners to connect the Cascadia region through high-speed rail, with a terminus station that has convenient access to Vancouver’s city centre, and explore expansion of float plane services to provide more interregional connections

Direction 2.2: Industrial/Employment Areas and Business Districts


Protect and expand industrial/employment areas, business districts, and campus institutions, and the diversity of jobs and activities they support




Great Northern Way Employment Area (Source: City of Vancouver)

Half of the jobs in the city occur in industrial/ employment areas, business districts, and campus institutions (Census, 2016; City of Vancouver). Industrial/employment areas provide space for production, distribution, and repair activities that are critical to the health and resilience of the city’s economy and cannot take place anywhere else. Business districts and campus institutions serve as key locations for diverse employment in offices, institutions, and hotels. Ensuring the diversity of employment in Vancouver requires protecting space for a variety of local-serving industrial uses that face pressures from encroachment of residential development and other incompatible uses. Opportunities to enhance and intensify the city’s business districts will be a key focus.


Icons indicate policies that are advancing:


-  Reconciliation
-  Equity
-  Resilience

Policies


- 2.2.1  Protect and intensify industrial/ employment areas to provide spaces for production, distribution, and repair activities that cannot take place elsewhere.

- 2.2.2 Ensure that transportation planning considers and supports the needs of industrial goods movement.

- 2.2.3  Modernize and increase flexibility of permitted uses in industrial areas and ensure no loss of industrial development capacity within the city. Protect areas from infringement of non-compatible uses, especially residential.

- 2.2.4  Seek to ensure that any intensification or development of industrial lands proposed within or near environmentally sensitive areas responds appropriately to support the City’s overall ecological vision (e.g., Fraser River Floodplain, False Creek Flats) and coastal adaptation vision.

- 2.2.5 Remove regulatory barriers and ensure employment space for arts and culture as well as industrial education and training in industrial areas.

- 2.2.6  Ensure capacity for growth in office space and hotels in Business Districts such as Downtown and Central Broadway and support them with services and amenities such as childcare, daily needs such as groceries, dining options, and an improved public realm.

- 2.2.7 Identify opportunities to locate small-scale office uses to meet projected capacity needs (e.g., at rapid transit stations and major intersections).

- 2.2.8 Support the intensification of campus institutions in the health care and education sectors.

Direction 2.3: Affordable Spaces

Support and create affordable economic spaces to address displacement and foster entrepreneurship



Displaced business - Pronto coffee (Source: Graeme Jones)

Small independent businesses as well as non-profit organizations (NPOs) and arts and culture sectors risk displacement due to redevelopment, rising rents, insecure tenures, and competition for space. Equity denied business owners are particularly affected. Policies listed here support the creation of affordable and diverse economic spaces to reduce barriers to employment and starting a business, especially for Musqueam, Squamish, and Tsleil-Waututh Nations, and for equity-denied and newcomer communities.

Policies

- 2.3.1 Increase the supply of suitable and well-located work spaces through intensification of employment lands and business districts.
- 2.3.2 Balance space needs of local businesses with the needs of other economic sectors and companies of different sizes, particularly IBPOC-owned businesses that provide local job opportunities and access to local goods and services.
- 2.3.3 Explore new strategies for co-location, flexible work space arrangements, and alternate ownership models to increase the viability of commercial areas (e.g., preserved in the public domain by way of a registered agreement), and to address displacement of small businesses, city-serving industrial, arts and cultural uses, community-serving spaces, and NPOs.
- 2.3.4 Seek to ensure affordable space for NPOs, social enterprises, and social service providers.
- 2.3.5 Enable development of affordable business centres and co-working spaces to accommodate the growing number of consultants, freelancers, start-ups, remote workers, etc. in the marketplace, and by leveraging public facilities.
- 2.3.6 Explore regulatory changes to lower costs when reusing older buildings and expand opportunities to support temporary use for arts and culture, NPOs, social enterprises, food system businesses, and IBPOC-owned small businesses.
- 2.3.7 Explore methods and expand planning tools, policies, and incentives to mitigate development impacts (e.g., relocation planning assistance) on existing commercial tenants, particularly for Indigenous and equity-denied groups.

Direction 2.4: Local-Serving and Small Businesses

Encourage a diverse and accessible mix of local-serving and small businesses and jobs in every neighbourhood that enable communities and culture to thrive



Chinatown shopping street (Source: City of Vancouver)

Vancouver's local shopping areas serve as anchors for the city's neighbourhoods, offering a variety of shops and services for residents, supporting local serving and small businesses. The unique importance of neighbourhood shopping streets such as Main Street or Commercial Drive for their appealing village-like character and diverse shops and cultural expression cannot be overstated. Challenged by the rise and needs of e-commerce and last mile delivery, these vibrant neighbourhood destinations will be supported by policies that enable new housing close to shopping streets, amenities, and improved business supports.

Policies

- 2.4.1 Expand or connect existing retail-commercial districts and create new commercial areas in under-served neighbourhoods to improve the diversity and amount of small-scale neighbourhood retail-commercial space, to meet the needs of a growing population.
- 2.4.2 Ensure the residential density needed to support local-serving retail, particularly close to shopping streets, to increase the local customer base, support commercial area success, and reduce development pressure on existing high streets.
- 2.4.3 Support retention, re-activation, and re-invention of local-serving stores for providing goods, services, and valued community spaces by supporting with more housing options, welcoming and safe public space elements, and other amenities such as childcare.
- 2.4.4 Foster commercial district management and indicator tracking. Explore variations to the Business Improvement Areas (BIA) model, especially for Indigenous and equity-denied small business owners and cultural communities, to develop and implement business recruitment and retention plans and optimize business mix.
- 2.4.5 Assist local-serving businesses and organizations to fill vacancies quickly and occupy vacant storefronts, while continuing to streamline permit approval and other regulatory processes.
- 2.4.6 Explore opportunities to add compatible industrial uses such as artist studios or maker spaces to neighbourhoods to provide a greater diversity of uses and support the circular economy.

Direction 2.5: Removing Barriers

Create a supportive business environment by updating City regulations to remove barriers and improve access to City services for everyone



Federal Store Quebec at East 10th Avenue
(Source: Farhan Hussain)

The City has a complex system of policies and regulations for land use and business operations approvals, which can be onerous, time consuming, and costly to navigate. Policies in this section address business-friendly supports for small to large businesses, NPOs, arts and culture, and businesses owned or operated by people from equity-denied groups. The City can foster entrepreneurship and innovation by reducing barriers, updating and modernizing City policies and regulations, streamlining approval processes, and providing easy, timely, and accessible City services.

Policies

- 2.5.1  Improve the efficiency, speed, accessibility, and transparency of development applications and business permitting processes to support local businesses. Improve communication and translate materials where appropriate to support applicants from Indigenous and equity denied groups.
- 2.5.2  Review elements of City land use by-laws and policies that create impediments to the right to earn an income as a foundation for vending and survival work rights.
- 2.5.3  Modernize land use policy and building regulations to facilitate emerging business models. Increase flexibility to accelerate application approvals.
- 2.5.4  Improve the City's small business support functions through tools such as online resources, one-on-one assistance, an overall business liaison, and relocation support.
- 2.5.5  The Planning, Urban Design and Sustainability Department will explore creating a dedicated "one-stop shop" for NPO-led, Indigenous and equity-denied licensing and development applications, which recognizes the differing types and levels of support that NPOs, Indigenous communities, and equity-denied groups may need

Direction 2.6: Shared Prosperity

Advance accessible and equitable economic opportunities for Vancouver's diverse residents - prioritizing people most often excluded








Creative office space (Source: iStock photo)

Many Vancouver residents and workers across the city struggle with unaffordability, poverty, and inequality. The 2016 Census found that 20 percent of Vancouver residents lived below the poverty line. To advance accessible and equitable economic opportunities, the City should enable access to services and spaces to meet people's needs for healthy, happy, fulfilled lives, while respecting the planet's ecological boundaries.

*The **livelihoods spectrum/continuum** refers to the diverse range of income-generating and employment opportunities residents engage in to create their livelihoods, rather than taking a view of the economy that focuses only on 'traditional' forms of employment and entrepreneurship.*

Policies

- 2.6.1  Seek to ensure a wide variety of markets in the city to serve diverse types of vendors, customers, and residents across the livelihood continuum (e.g., large central, neighbourhood-based, informal vending, formal street vendors, and food markets).
- 2.6.2  Advance work to define and identify Special Market Areas (e.g., Punjabi Market) and their connection to ethno-cultural community areas. Develop programs to recognize and secure their economic, social, and cultural importance as they serve and attract a city-wide, regional and/or ethnic customer base, and do not rely on local residents alone.
- 2.6.3  Create policies, programs, and partnerships that acknowledge and enable the informal economy and jobs along the livelihoods continuum, with emphasis on low-barrier employment.
- 2.6.4  Continue to implement the Downtown Eastside Community Economic Development strategy and consider expanding Community Economic Development across the city.
- 2.6.5  Work with Musqueam, Squamish, and Tsleil-Waututh Nations to create economic development opportunities that benefit their communities.



3. CLIMATE

Vision: Vancouver produces zero greenhouse gas emissions, while improving our resilience to the changing climate

Our planet is warming and its climate is changing. Vancouver is already experiencing increased air pollution from forest fires, deadlier heat waves, and destructive flooding. Burning natural gas in buildings, gasoline and diesel in vehicles, traditional building materials, manufacturing, and food production practices all produce greenhouse gases (GHGs, or “carbon pollution”) that contribute to this crisis.

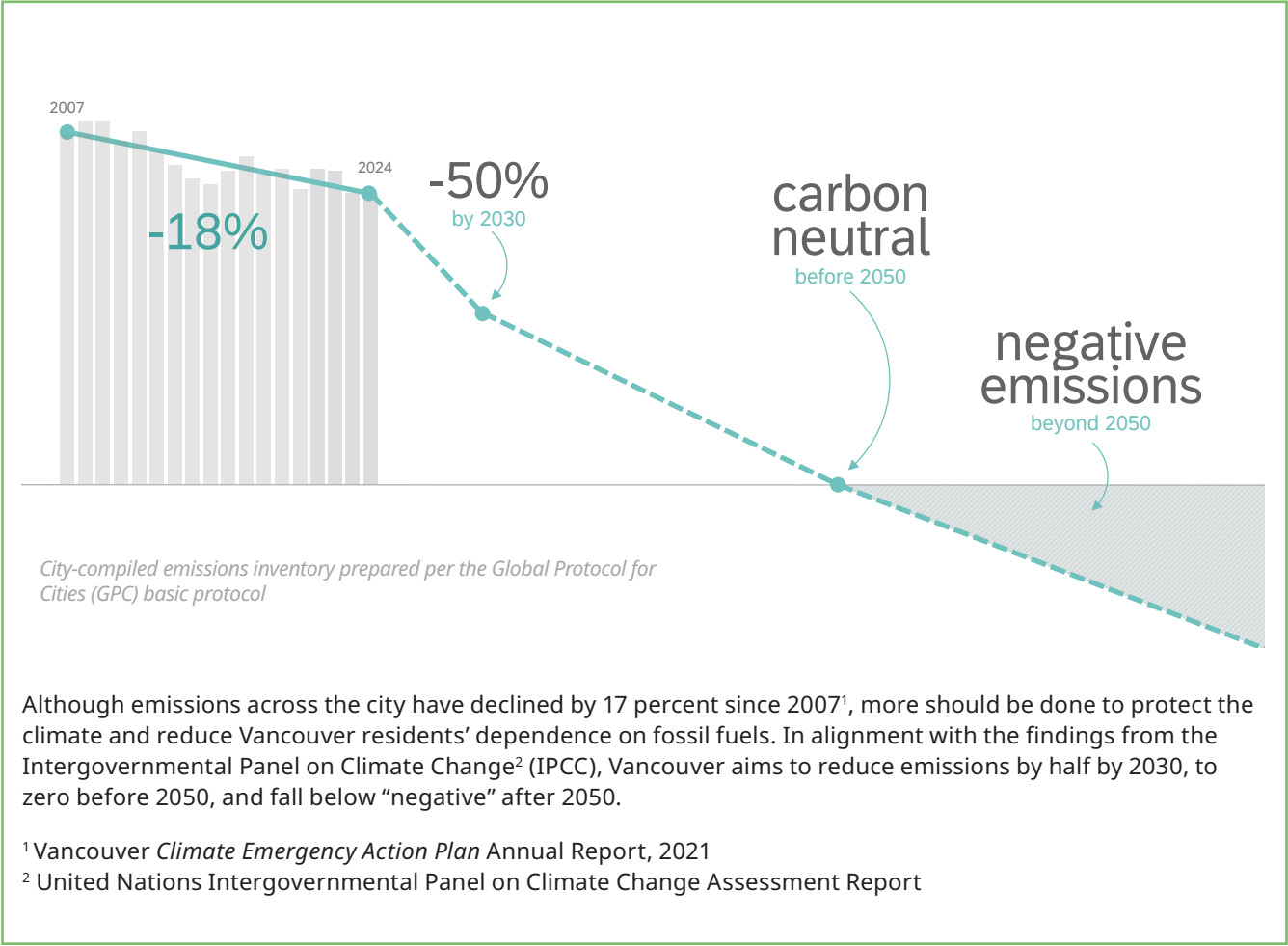
While every person is impacted by climate change, these impacts are not experienced equally. Individuals and groups with pre-existing health conditions, or those experiencing diverse systemic barriers face disproportionate impacts.

The neighbourhoods in Vancouver where people walk/roll to their daily needs are healthier, more affordable, decrease dependence on driving, enable the use of low carbon energy supply, and have a lower carbon footprint per person. However, many communities in Vancouver currently do not have access to these benefits.

Every fraction of a degree of warming that can be avoided will minimize the future impacts on humans and the systems that support the population. Systematic changes are already underway to reduce our carbon pollution and prepare for climate impacts. Accelerating the changes, with equitable outcomes as a goal, will lead to a healthier, safer, more resilient, and better city for all.

This chapter covers direct climate policies. Note that other chapters in **Part 5** contain policies critical to achieving the City’s carbon pollution reduction targets and climate adaptation goals, particularly *1. Housing*, *4. Ecology*, *5. Transportation*, and *12. Hazardous Lands and Risk Reduction*

Figure 17: Vancouver’s carbon pollution - trends and future targets



Connection to existing policies

Vancouver has developed many policies to address climate change. As of 2024, significant climate-related policies include the **Climate Emergency Action Plan** (2020) and the **Climate Change Adaptation Strategy** (2024), which provide important, complementary detail to the Vancouver ODP.

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Direction 3.1: Eliminate Carbon Pollution

Advance and accelerate actions to eliminate carbon pollution



We only have one planet (Source: Lloyd Lee)

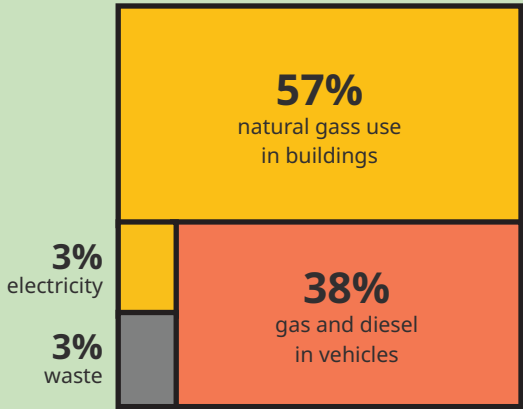
Vancouver’s physical layout and urban design affects how individuals can take action on climate change. Complete neighbourhoods that provide safe and convenient opportunities to walk, bike, and take transit for daily needs reduce vehicle dependence and lower fossil fuel consumption. Advancing zero-emission buildings and low carbon building construction also play a key role in reducing carbon pollution.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Vancouver’s Carbon Pollution in 2023

Carbon pollution from burning natural gas to heat buildings and hot water remains the largest portion of the city’s emissions as of 2023. Fossil fuels used in vehicles contribute the second largest share of our emissions. Electricity is low-carbon in British Columbia, so all the electricity use in buildings and in electric vehicles makes up only a small portion. Emissions from decomposing waste in landfills also make up just a small portion, as the Vancouver Landfill has a capture system in place that diverts this gas for other uses, such as renewable natural gas.

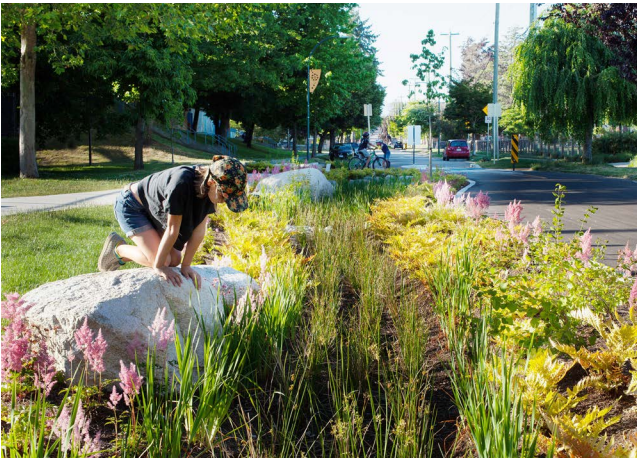


Policies

- 3.1.1 Reduce Vancouver’s community-wide carbon pollution (GHG emissions) by 50 percent below 2007 levels by 2030 and achieve carbon neutrality before 2050.
- 3.1.2 Advance the City’s climate mitigation goals and actions related to land use and transportation. As of 2025, these are contained in the Climate Emergency Action Plan’s Big Move 1 (Complete, Walkable Communities) and Big Move 2 (Active Transportation and Transit). (See **Part 4 Future Growth** and **Part 5 5. Transportation** for additional details).
- 3.1.3 Advance area planning to enable and encourage low carbon footprints for residents through denser housing forms. Balance this with consideration for low carbon construction materials, like sustainably sourced wood framing or mass timber.

Direction 3.2: Climate Change Adaptation

Accelerate actions to build climate resilience



Green rainwater infrastructure feature in Sunset Park (Source: Shannon Mendes)

Actions must be taken now to adapt to changes Vancouver and the region are already experiencing - including drought, flooding, sea level rise, extreme heat events, and poor air quality from wildfires. It is important to note that climate change will continue to disproportionately impact equity-denied groups, until adequate planning and investment improve the current situation.

By 2050 sea levels near Vancouver are expected to rise by 0.5 metres. In the fall of 2021, severe flooding impacted almost every city in Metro Vancouver. The city will continue to experience the impacts from severe flooding as sea levels rise and the frequency of storm events increases. The City’s Climate Change Adaptation Strategy outlines actions for addressing sea level rise and flooding among other hazards. See also chapter 12: Hazardous Lands and Risk Reduction.

The **Sea2City Design Challenge** created a vision to guide urban development and ecological revitalization in the False Creek floodplain, a highly valued and constrained urban waterway in the heart of the city. The local Nations contributed significant time and expertise to bring an Indigenous perspective to this work.

Policies

- 3.2.1 Advance natural climate solutions that buffer impacts of climate change, sequester carbon (capture, secure and store carbon from the atmosphere), and improve biodiversity.
- 3.2.2 Collaborate with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations to explore innovative ways to mitigate and adapt to a changing climate.
- 3.2.3 Focus on people and communities disproportionately impacted by climate change and environmental degradation in area-based planning to understand cascading impacts and improve conditions.
- 3.2.4 Consider public health impacts of a changing climate in the development and renewal of the built environment; continue to update policy and regulations to ensure development responds to, and helps mitigate air pollution, extreme heat, and flooding, particularly in areas with higher hazard risk.

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Downtown Vancouver against the backdrop of the North Shore Mountains (Source: Alex Somzavodou)

4. ECOLOGY

Vision: Vancouver has reshaped its relationship to nature and restored its ecological health

Vancouver is embraced by the shores of the Salish Sea, the delta of the Fraser River, and the expansive forests of the North Shore Mountains. Its location has enriched the health and quality of life for residents and supported the region’s rich biodiversity for thousands of years. Ecological systems are continually working to filter water, purify air, sequester carbon, regulate temperatures, house and feed wildlife, and deliver other life-sustaining services. However, natural areas within the city itself are limited, not all residents of Vancouver can access these places, and ecosystem services have been significantly diminished.

Once rich with forests, streams, meadows, and wetlands, Vancouver’s ecosystems have been significantly impaired due to colonization and urban development. Many coastal wetlands and tidal marshes were infilled and only nine kilometres of Vancouver’s estimated 105 km of streams remain today. Massive old growth forests were cleared, and wildlife species have disappeared as a result of the loss of habitat. While Vancouver hosts over 240 parks city-wide, most are designed and planted for active recreation with little room dedicated for natural ecosystems and nature.

Development and intensive human-based activities continue to erode the ability of ecosystems to sustain the city and support its communities. Land use planning that respects nature, preserves and restores adequate space for ecosystems to thrive, and protects the land and waters can help reverse the trend of environmental degradation and help restore the many community benefits that they provide.

Connection to existing policies



Several policy documents support Vancouver’s ecological health, including: the **Climate Change Adaptation Strategy** (2024), the **Rain City Strategy** (2019), the **Urban Forest Strategy** (2025), and the **Biodiversity Strategy** (2016). The Vancouver ODP plays an important role in advancing this work, by integrating ecology into city-wide land use policies and planning.

The Ecological Network Vision Map provides a strategic framework for protecting, restoring, and enhancing the city’s natural areas, which offer a wide range of community benefits. By identifying key ecological attributes and corridors for restoring connectivity, this map serves as a guiding tool for land use planning, helping to ensure that future development protects and enhances ecological integrity, strengthens people’s access to and relationships with nature, and supports community well-being through the provision of resilient ecosystem services such as flood management, pollution reduction and urban cooling.

The proposed ecological corridor alignments are conceptual and subject to change through future, more detailed planning. Design and implementation will be determined on a site-by-site basis to ensure consistency with park and other service provision needs, approved policies, and current and future programming.

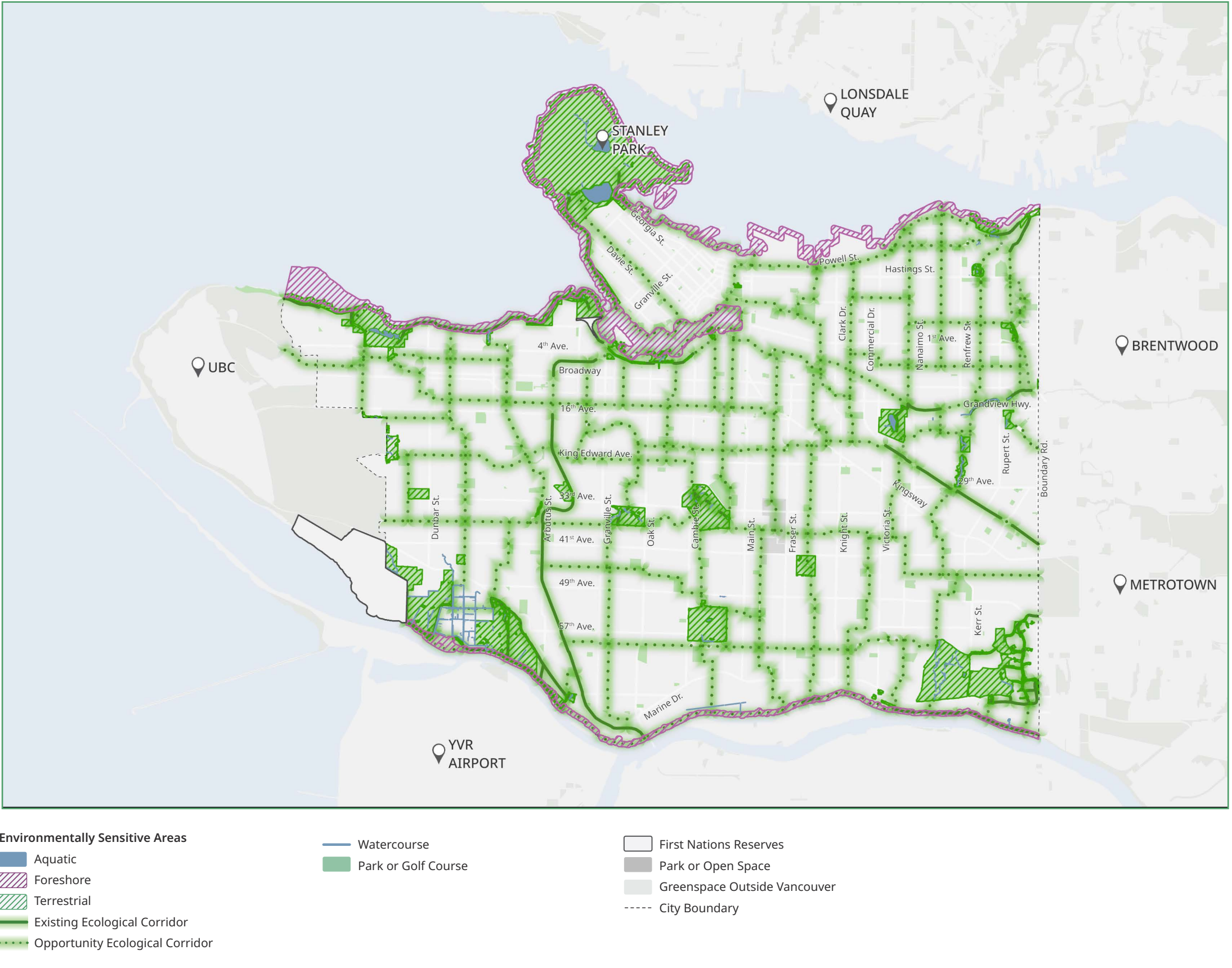
Environmentally Sensitive Areas (ESAs) are lands that have ecological attributes worthy of special care to preserve their natural state and function. See Appendix B6 for a supplementary map of ESAs.

- Aquatic ESAs:** Features providing unique aquatic habitat including natural and constructed lakes, ponds and wetlands
- Foreshore ESAs:** Areas within and adjacent to the riparian interface along marine and estuarine shorelines, including marsh, mudflat, intertidal and beach habitat
- Terrestrial ESAs:** Natural areas that support a diverse native community of animal and plant species, including coniferous, deciduous, and mixed forest, shrub, and modified herb habitat types, as well as aquatic habitat features

Ecological Corridors provide connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature, and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through ESAs.

- Existing Ecological Corridors:** Linear, naturally managed areas that provide ecosystem services and connectivity across natural areas and ecological attributes.
- Opportunity Ecological Corridors:** Opportunities to enhance and create linear naturally managed areas that may provide ecosystem services and connectivity across natural areas and ecological attributes.
- Parks:** Parks provide much of the existing ecological assets in the city. Parks along ecological corridors may provide opportunity for targeted habitat restoration to improve connectivity and expand natural areas, in careful balance with other park objectives. Other open space within parks for active and passive recreation provides some level of habitat, particularly for insects, birds, pollinators, and small mammals.
- Watercourses:** Includes natural streams and creeks formed thousands of years ago, as well as constructed and restored streams, that provide a range of functions including natural drainage outflows, wildlife habitat, and fish spawning grounds.

Map 7: Ecological Network vision



Direction 4.1: Embed Ecosystems in Planning

Support the health of Vancouver’s ecosystems as an integral part of planning, urban design, and city building






Stanley Park Watershed (Source: City of Vancouver)

Indigenous Peoples have been stewarding and protecting natural areas for millennia through deep relationship with these unceded lands and waters, guided by their ancestral stewardship laws. The City will continue to engage with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (the local Nations) to apply Indigenous approaches to land use planning.

Policies should work towards a ‘whole systems’ approach to land use planning, including planning at the watershed scale that incorporates the protection, restoration, and maintenance of key ecological features and areas.

Icons indicate policies that are advancing:

-  Reconciliation
-  Equity
-  Resilience

Policies

- 4.1.1  Integrate the ecological network in relevant City plans and regulations, such as area plans and district schedules, and include measures to protect and enhance environmentally sensitive areas.
- 4.1.2  Collaborate with the local Nations to understand and support their ecological priorities, their obligations to protect natural areas and water, and systems of applying Indigenous science to land use planning and stewardship.
- 4.1.3  Ensure equitable processes and outcomes when planning for the expansion or creation of new ecological areas and green spaces.
- 4.1.4  Innovate and collaborate with partners in advocating for environmental protection and restoration in complex, inter-jurisdictional areas (e.g., marine and shoreline environments).

Direction 4.2: Make Space for Nature

Identify, rehabilitate, and connect ecological systems in Vancouver



Rainwater wetland at Hinge Park, Olympic Village - an example of a “Naturally Managed Area” (Source: City of Vancouver)

A healthy, functioning natural environment requires adequate space and connectivity for water, soils, plants, and animals to thrive. The majority of the city’s existing natural areas are fragmented, isolated, and do not have sufficient separation and distance from urban noise, light, and impervious cover. The policies below identify city building approaches to strengthen and expand Vancouver’s ecosystem by providing adequate space and connections for nature to thrive.

Policies

- 4.2.1  Build a healthy, city-wide ecological network through implementing the blue green network, increasing the urban forest canopy, transforming road space, land acquisition, and naturalization of parks and other City-owned public property.
- 4.2.2  Ensure natural areas support the health of Vancouver’s water systems and are integrated within the ecological network.
- 4.2.3  Grow the urban forest canopy coverage to 30 percent by 2050 through protecting, managing and enhancing the urban forest.
- 4.2.4  Use City tools such as zoning, servicing and subdivision by-laws, and upgraded street designs to provide more space for permeability, quality soil, and increased tree canopy across the city.
- 4.2.5  Strengthen policies and regulations to create naturally managed areas on private property, with requirements and consideration for restoration, to increase biodiversity city-wide, and connectivity within natural systems.

Direction 4.3: Protect Nature

Protect ecosystems and manage growth around them



Dungeness crab in Howe Sound subtidal zone
(Source: City of Vancouver)

Vancouver’s ecosystems regularly compete with other important land uses. As well, human activity has negative, spillover impacts that lead to further environmental harm. Protecting nature requires strong and comprehensive tools to preserve areas for ecosystems, manage growth around sensitive habitats, protect natural assets on private property, and implement robust management plans for naturally managed areas.

Policies

- 4.3.1 Establish and strengthen guidelines, processes and requirements for environmentally sensitive areas to seek protection and enhancement of ecological functions.
- 4.3.2 Establish appropriate environmental setbacks that limit development around important water bodies.
- 4.3.3 Explore the formation of water rights for important bodies of water in Vancouver (e.g., marine conservation zones).
- 4.3.4 Protect urban soil to support the urban forest and hydrological cycle.
- 4.3.5 Ensure all types of naturally managed areas have management plans and conservation guidelines, developed and implemented in collaboration with the local Nations.
- 4.3.6 Develop and incorporate economic valuation of the ecosystem services that natural assets, habitats, and ecosystems provide into the City’s financial planning processes

Direction 4.4: Provide Access to Nature

Increase and ensure equitable access to nature



Mason Bee Project with Nature Kids, Jericho Park
(Source: City of Vancouver)

Nature contributes to our physical and mental wellbeing. This direction focuses on enabling access to nature, without disturbing sensitive habitats, in low-barrier, convenient, equitable, and accessible ways, both geographically (by distance) and socially (through learning spaces and programs).

Policies

- 4.4.1 Support and collaborate with the local Nations to improve access to the land and water to exercise their Indigenous rights to carry out cultural practices and harvesting opportunities.
- 4.4.2 Ensure the ecological network is equitably distributed, and natural areas are accessible to every resident in Vancouver, while also balancing recreational, cultural, and environmental needs.
- 4.4.3 Create and co-locate spaces for learning and stewardship within and around naturally managed areas, with programs, partners, and educational opportunities for people to learn about nature.
- 4.4.4 Integrate Indigenous ecological knowledge and history, and provide opportunities to learn about nature from diverse cultural perspectives, throughout natural areas.



SkyTrain near Science World (Source: City of Vancouver)

5. TRANSPORTATION

Vision: Vancouver’s transportation system connects people to jobs and daily needs in an equitable way, prioritizing low-cost, healthy ways of getting around, while supporting the economy.

Transportation plays a vital role in supporting a thriving city and region, connecting us to people and places, influencing our quality of life, the environment, and the economy. However, many people continue to face travel barriers. More neighbourhoods need shops and services closer to home, with safe and comfortable streets and greenways, and better access to frequent transit. We also need to better serve diverse community needs and address inequities in service provision, safety, universal accessibility, greenery, and dignified travel.

The City has long prioritized affordable, healthy, and low carbon ways to get around and as a result, by 2016, over half of residents’ trips were made by walking, biking, and transit. Through the Vancouver ODP, we will continue to align land use and transportation to build neighbourhoods that help people meet their daily needs without having to drive. We will transform road space from spaces for vehicles to places for people.

This Plan sets the stage for accelerating transportation planning efforts, working with the community and regional partners to align priorities. We will also work with xʷməθkʷəy̍əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (the local Nations) to advance their priorities through specific projects and wider planning processes. We want to ensure a resilient, equitable, accessible, low carbon transportation network that supports a growing city with diverse population needs.

Connection to existing policies



Vancouver ODP directions complement other transportation-related documents, including TransLink’s Regional Transportation Strategy - *Transport 2050* (2022), the *Climate Emergency Action Plan* (2020) and the City’s current transportation plan - *Transportation 2040* (2012). Together these documents guide transportation decisions for the city and region.

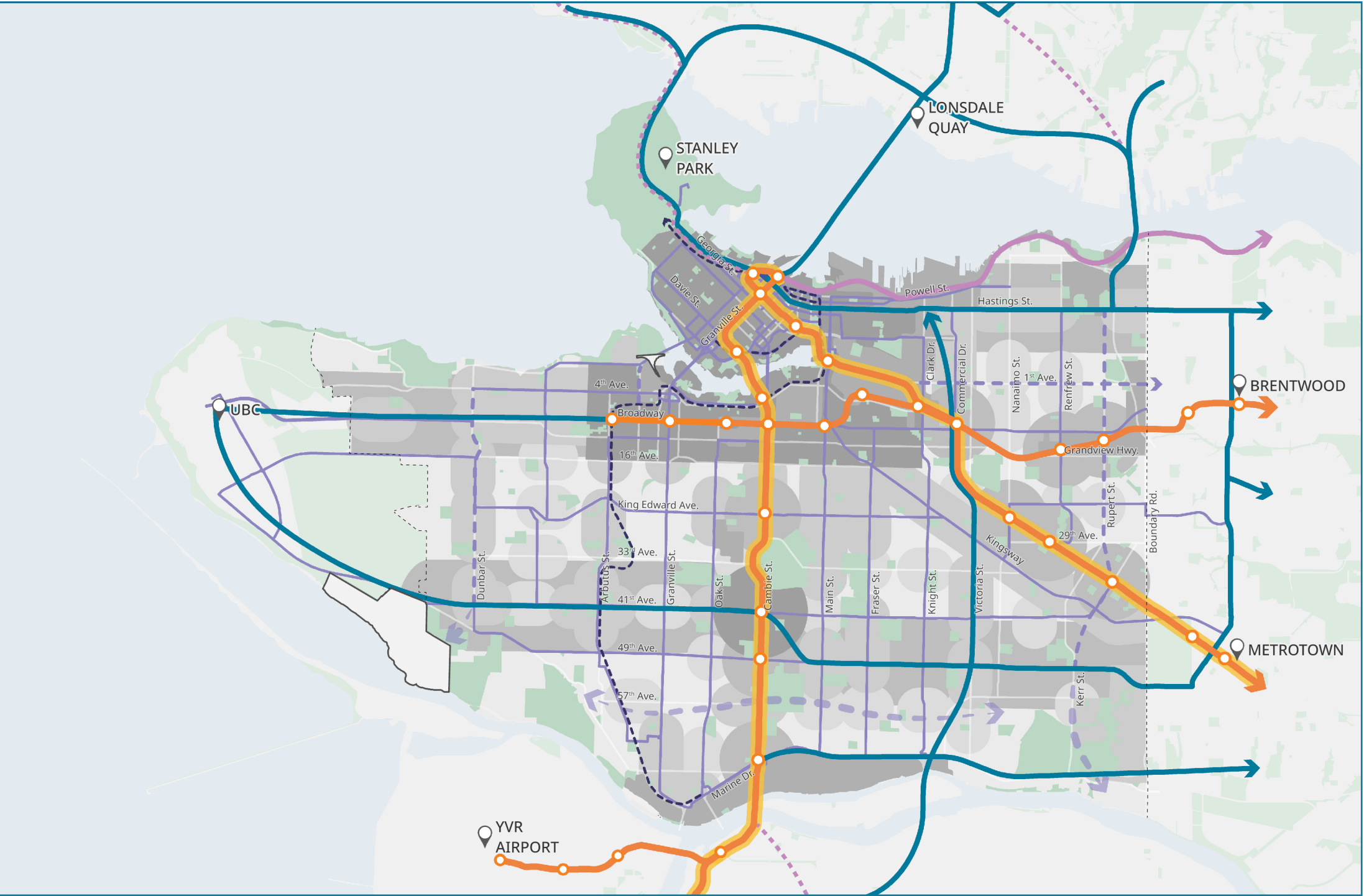
- Key elements of the potential future transit network in Vancouver:
- SkyTrain Capacity Relief Measures:** Sections on SkyTrain where upgrades (such as building parallel lines, double tracking, or increasing service frequency and train capacity) should be considered to meet future demand.
 - Major Transit Network (MTN):** High-capacity, high frequency, fast, and reliable rapid transit service, which could include heavy rail, SkyTrain, light rail, or bus rapid transit.
 - Express/Interregional Transit:** Fast and direct services with limited stops and high speeds connecting municipalities and regional areas.
 - Streetcar Alignment:** Public transit using medium capacity rail-based vehicles running in dedicated lanes or in mixed traffic.
 - Frequent Transit Network (FTN):** Frequent, reliable local transit service to serve all residents of Vancouver.

This map includes future rapid transit alignments set out in TransLink’s Regional Transportation Strategy, *Transport 2050*, and potential expansion of the Frequent Transit Network to support growth identified in the Vancouver ODP and other documents.

- Notes
- ¹ Sections where SkyTrain will be over ultimate capacity require high-capacity parallel transit lines
- ² The Major Transit Network (MTN) can be delivered through at-grade bus rapid transit on existing rights-of-way or grade separation where appropriate. Examples of corridors with grade separation in T2050 include Millennium Line extension to UBC (UBCx), Metrotown – Park Royal (Second Narrows) and UBC – Metrotown (41st –49th Ave) including locations in other parts of the region. While T2050 does not specify grade separation on Commercial Dr. north of Broadway, the City will explore compatible alignments and technologies through study and partnership with TransLink.
- ³ Frequent Transit Network Expansions are subject to review in partnership with TransLink.

Future transit alignments are conceptual and may change subject to future, more detailed planning. Transit investments rely on funding from TransLink and the provincial and federal governments and timelines are not included in this work.

Map 8: Long-term transit network



- Existing Transit**
- SkyTrain Station
 - SkyTrain Line
 - West Coast Express
 - Frequent Transit Network
- Future Transit**
- SkyTrain Capacity Relief Measures¹
 - Major Transit Network²
 - Express/Interregional Transit
 - Streetcar Alignment
 - Frequent Transit Network³
- Land Use Strategy**
- Metro Core/Broadway + MTC
 - Industrial/Employment
 - Rapid Transit Area
 - Neighbourhood Centre
 - Village
 - Multiplex Area
- Other**
- First Nations Reserves
 - Park or Open Space
 - Greenspace Outside Vancouver
 - City Boundary

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Map 9: Long-term greenway network



- Greenways**

 - Existing Major Greenway
 - Future Major Greenway
 - Existing City Greenway
 - Future City Greenway
 - Tentative Greenway*
- Regional Network**

 - Major Bikeway Network
- First Nations Reserves
 - Park or Open Space
 - Public School
 - Greenspace Outside Vancouver
 - City Boundary

*Tentative greenways are dependent on securing new rights of way and/or construction permissions across railway corridors. Future and tentative greenway alignments are conceptual and may change subject to future, more detailed planning.

Greenways are high quality active transportation, recreation and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. The aim is for all residents to live within a 5-minute walk of a greenway, connecting neighbourhoods and key destinations across the city, and enhancing public life.

Major greenways: Higher order, city-wide, and regional-serving greenways connecting Vancouver’s major and regional destinations (such as destination parks, hospitals, higher education, and cultural institutions), spanning shore-to-shore and beyond city boundaries.

City greenways: Greenways that connect important city destinations (community parks and public spaces, schools, neighbourhood shops) and create an interconnected network within the city, connecting Vancouver’s many neighbourhoods together.

Neighbourhood greenways: Smaller scale connections serving neighbourhoods (several blocks) to provide last mile connectivity from major/city greenways to neighbourhood/ local destinations (not shown, identified in Area Plans).



Illustration of a future greenway (Source: City of Vancouver)

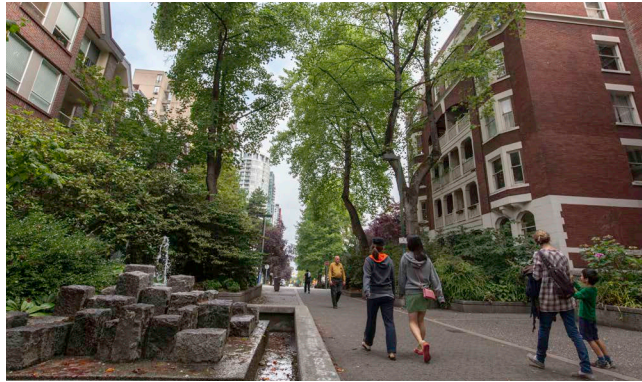
Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

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Direction 5.1: Land Use and Urban Design

Enable safe and comfortable walking, biking, and transit through land use and urban design



West End Pedestrian Plaza (Source: Paul Krueger, Flickr)

Locating people closer to their destinations and designing buildings oriented towards sustainable travel, makes walking and rolling the easiest and most convenient option for most trips. Allowing a greater mix of uses, including jobs and housing, close to transit increases access to the city, region, and beyond. With new growth, we need to carefully manage private vehicles to reduce impacts on streets and neighbourhoods.

Policies

- 5.1.1

Reduce the need to drive and decrease carbon emissions by locating shops, services, businesses, and diverse housing types in areas that can be well-served by walking, rolling, biking, and transit.
- 5.1.2

Design transit station areas as neighbourhood hubs that support seamless travel to and from the station with local amenities for shopping and stopping (such as grocery stores, services, and public spaces).
- 5.1.3

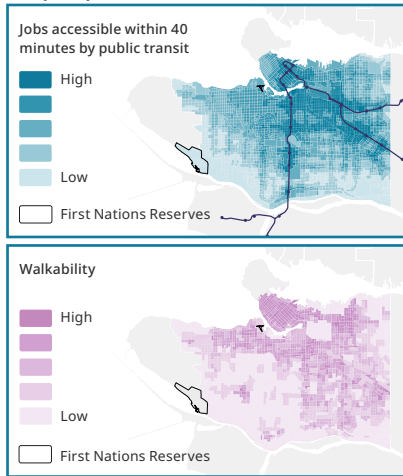
Explore locating shops, services, businesses, and a range of housing types along greenways, while considering vehicle access needs (off of car-free greenways).
- 5.1.4

Enhance connectivity through new development to provide a fine-grained walking, rolling, and biking network (e.g., considering new routes and connections through large sites).
- 5.1.5

Implement policies that disincentivize driving, while planning for those who rely on vehicles to get around (e.g., shared district parking, eliminating minimum parking requirements, limiting parking supply).

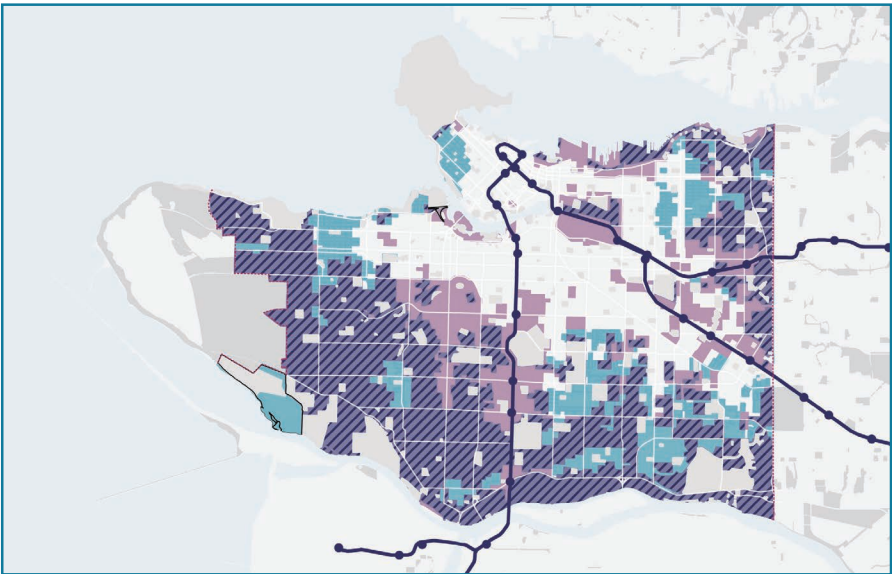
Map 10: Walkability and access to jobs by transit

Map inputs:



Walkability index input parameters: street connectivity (density of intersections), land use mix, residential density, commercial density, presence of sidewalks, and sidewalk conditions.

Source: City of Vancouver
Note: These maps reflect conditions in 2022



- Low Walkability
 - Low Access to Jobs by Transit
 - Low Walkability and Low Access to Jobs by Transit
- First Nations Reserves
 - Park or Open Space
 - Greenspace Outside Vancouver
 - City Boundary

Direction 5.2: People-First Streets

Create people-first streets by transforming road space to support population growth and the changing needs of residents and businesses



Example of a people-first street (Source: Paul Krueger, Flickr)

Over 80 percent of Vancouver’s street space is dedicated to vehicles. As the city grows, we can transform streets to make space for people to gather, walk, and bike; and for reliable transit, water management, habitat corridors, public space and park space. This will require a flexible and adaptable approach, balancing core needs of the street and supporting those that need to travel by car.



Illustration of a future street showing space for walking, biking and transit (Source: City of Vancouver)

Policies

- 5.2.1 Support safety and comfort for walking, rolling, and biking on local streets to provide greater connections to and through neighbourhoods. Include measures to ensure lower motor vehicle volumes and speeds.
- 5.2.2 Support safe and comfortable walking, rolling, biking, and transit access to destinations on retail streets. Support public life and the local economy, planning for deliveries and micromobility devices.
- 5.2.3 Reimagine arterials to be safe and livable while efficiently moving people and goods. Reduce the impacts of polluting vehicles and optimize goods movement.
- 5.2.4 Amplify and intensify the greenway network as car-light to car-free corridors for active transportation and recreation, providing a high-quality, continuous experience with public spaces, ecological and green infrastructure functions.
- 5.2.5 Provide a network of car-free retail streets in the city centre, supporting public life and the local economy, while considering required services, deliveries, and general vehicle access.
- 5.2.6 Leverage street improvement projects to deliver co-benefits for transportation, public space, water, and natural systems.
- 5.2.7 Develop strategies that prioritize walking, biking, transit, and public space on streets over parking, while considering persons with disabilities and others with essential parking needs.

Direction 5.3: Future Planning

Accelerate planning for an equitable and sustainable transportation future for people and goods



Child biking (Source: Jin Cheong)

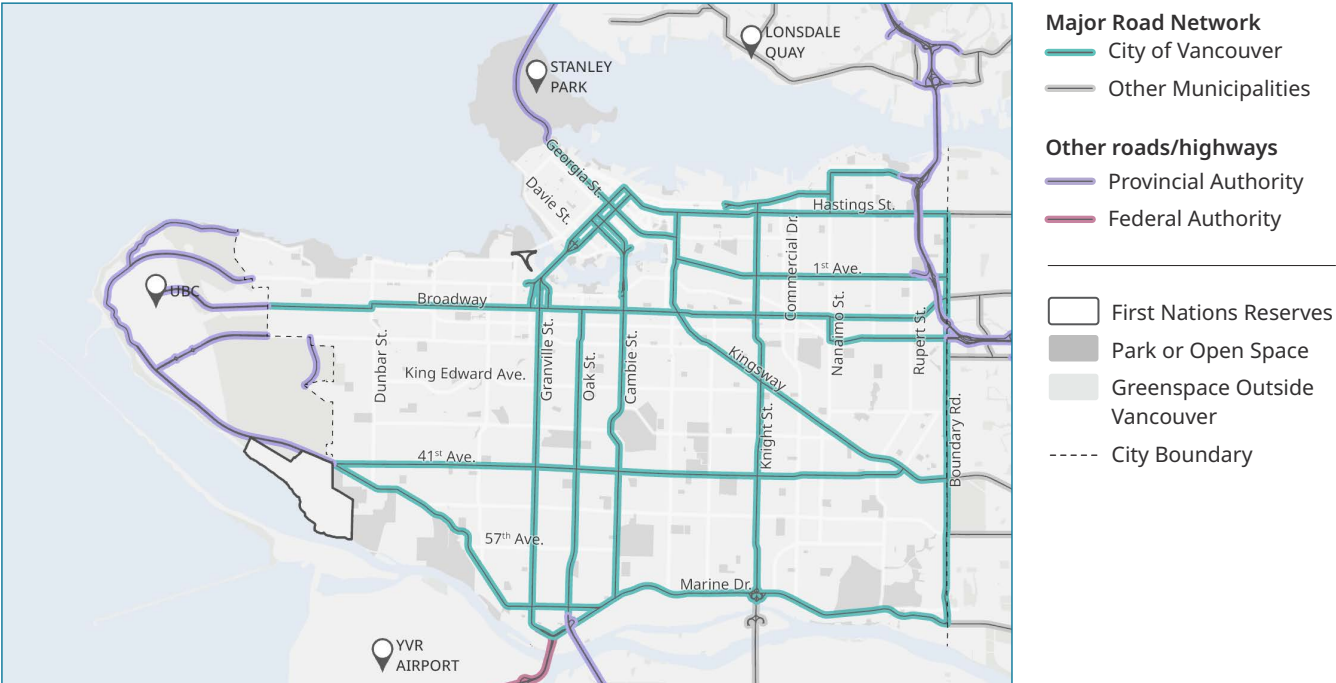
Building on current plans, the City will work with the community, the local Nations, and regional partners to respond to urgent challenges (such as climate change and growing inequities) and new opportunities (such as emerging technologies, expanding transit network, and efficient goods movement).

Policies

- 5.3.1 Collaborate with the local Nations to improve transportation options, including better active travel and transit connections to Musqueam, Squamish, and Tsleil-Waututh developments, and First Nations Reserve Lands.

- 5.3.2 Identify and address the needs of equity denied groups in transportation planning, design, and operations; improving access to destinations and opportunities.
- 5.3.3 Support rapid transit expansion approved through the Regional Transportation Strategy, *Transport 2050*, including Broadway SkyTrain to UBC, and identifying relief measures for Expo Line and Canada Line, as they reach capacity.
- 5.3.4 Ensure that the efficient and sustainable movement of goods is considered as part of all future planning to strengthen the City’s role as a port city and premier Asia-Pacific Gateway.
- 5.3.5 Plan for emerging mobility-related technologies, such as shared mobility, micromobility, and self-driving vehicles.
- 5.3.6 Update the City’s transportation plan and develop a comprehensive Greenways Refresh Plan to advance implementation of the Greenway Network, building on the *Transportation 2040 Plan*, the *Climate Emergency Action Plan*, and aligning with regional priorities.

Map 11: Major Road Network



The Major Road Network (MRN) connects the provincial highway system with local roads, supporting the safe and efficient movement of people and goods across the City. TransLink contributes funding for the operation, maintenance and rehabilitation of the MRN, with the City retaining ownership and operational responsibility.

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Feature Topic:

Transforming Road Space

Creating people-first streets by changing how we use road space

We will change our streets to improve walking, biking, and transit and create more space to manage water, create ecological corridors, and for people to gather and enjoy the outdoors.

Working with communities, we will redesign streets through pilot projects and street reconstruction, creating new and expanded plazas, parks, and paths.

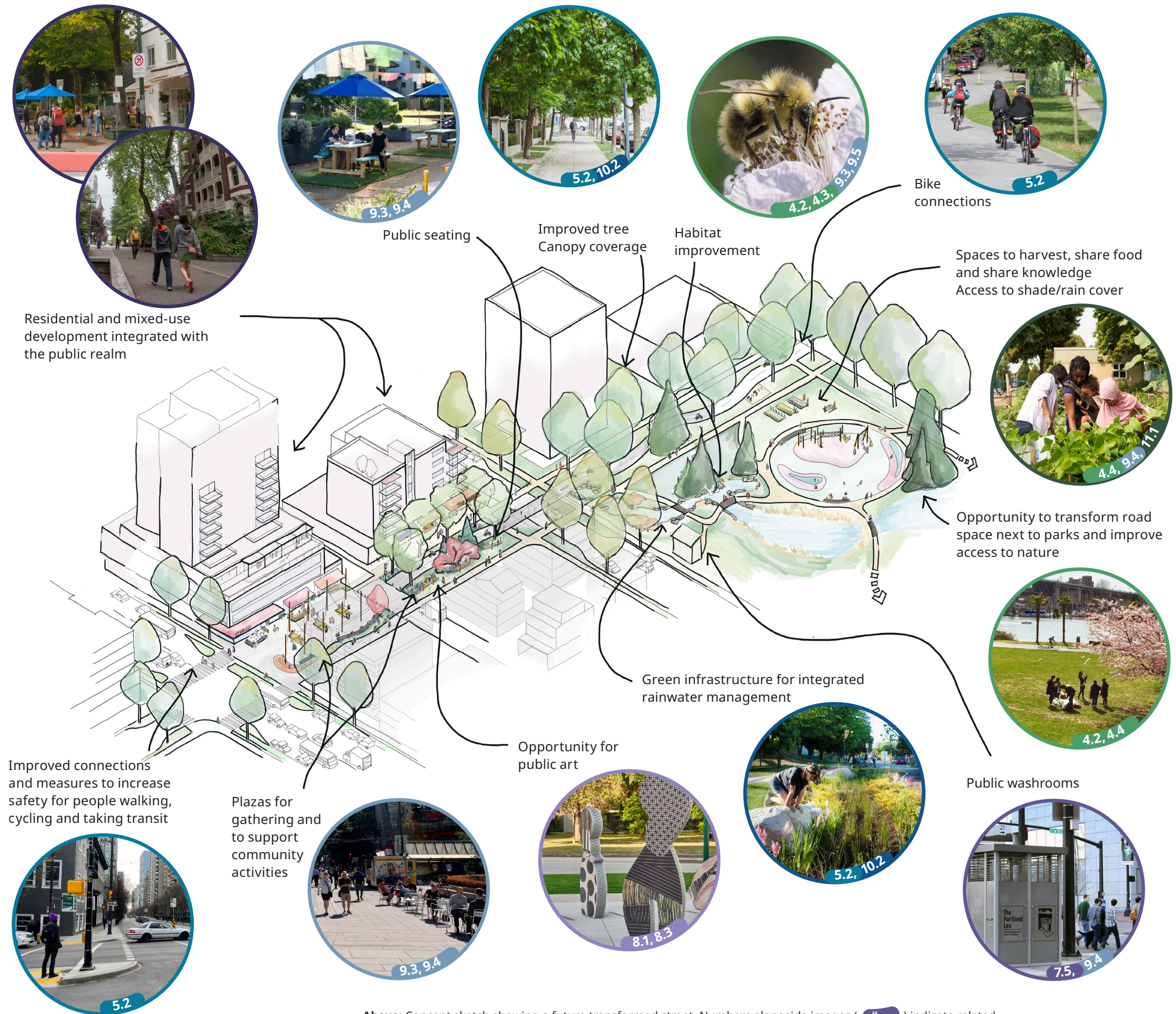
These people-first streets will:

- Connect and amplify surrounding land uses
- Meet the changing needs of residents and businesses
- Create an integrated network of public spaces, ecological corridors, rainwater management, greenways, and space for walking and biking
- Strengthen resilience and climate responsiveness through the integration of natural assets
- Make walking, biking, rolling, and taking transit safer and more comfortable
- Integrate universal accessibility

Note: For some uses like plazas or bikeways, trial or pilot projects may be undertaken prior to permanent installation, allowing more opportunities for public input.

Images clockwise, starting from the top left corner:

Main Street plaza (Source: City of Vancouver)
Bute Street pedestrian walkway, West End (Source: Paul Krueger, Flickr)
Public seating, 21st and Main Street (Source: City of Vancouver)
Tree canopy, downtown Vancouver (Source: Alison Boulier)
Bumble bee, Jericho Park (Source: Vancouver Park board)
Greenway biking (Source: Paul Krueger)
S. Vancouver Growing Eden Garden Program (Source: City of Vancouver)
Sunset Beach Park (Source: Aaron Lao)
Public washrooms, downtown Portland (Source: iStock photos)
Green infrastructure, Sunset Park (Source: Shannon Mendes)
Family: Five Figures for a Triangle by Lyse Lemieux (Source: Rachel Topham)
800 Robson Plaza (Source: Jaspal Marwah)
Pedestrian crossing (Source: Paul Krueger)



DRAFT Above: Concept sketch showing a future transformed street. Numbers alongside images (#) indicate related policy direction(s). See *Part 4 Future Growth* and *Part 5 Policy Areas* for more information.



Children playing at the beach (Source: City of Vancouver)

6. CHILDCARE

Vision: Children and families in Vancouver can access licensed quality childcare in their neighbourhood as part of a universal system.

Access to quality, licensed childcare and early learning improves health outcomes for children throughout their lives and helps to equalize outcomes among all children regardless of race, ethnicity, household income, or neighbourhood. It enables families to live in the city, and is critical to a thriving, healthy, and stable economy by allowing parents to participate fully in the workforce. As a key determinant of female labour force participation, access to affordable and quality childcare is essential to achieving gender equality.

Provincial and federal governments are building universal childcare systems where all parents can access affordable, quality childcare. In 2024, the Government of Canada passed the *Early Learning and Child Care Act*, which commits long-term funding to provincial, territorial and Indigenous partners to build a Canada-wide childcare system. Although childcare is a responsibility of senior governments, the City plays a critical role in leveraging land use planning tools, investments, and partnerships to support and advance universal childcare. Vancouver will continue to facilitate the creation, retention,

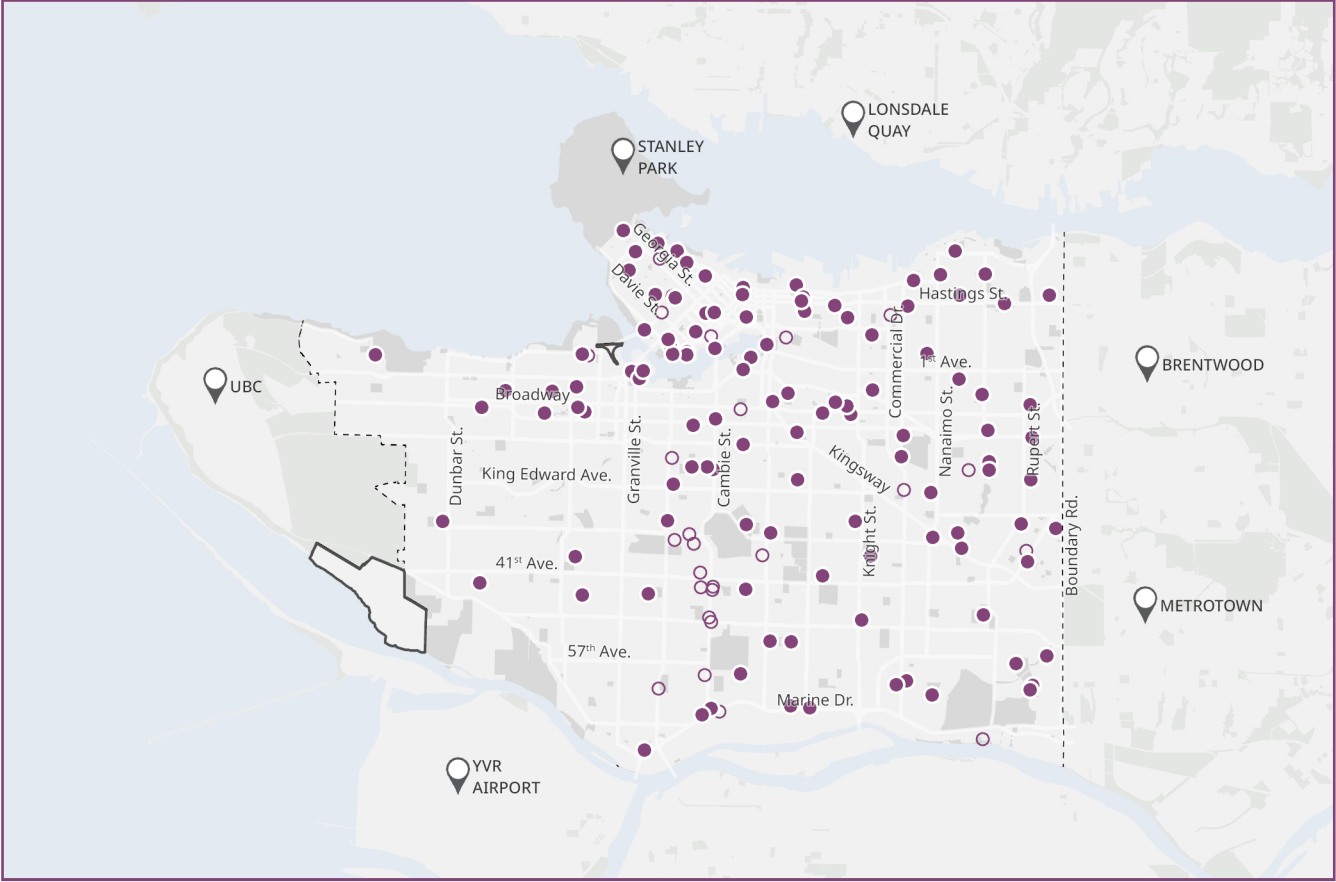
and renewal of public and non-profit full-day licensed group childcare spaces, for children aged 0-5 years, working in partnership with senior governments, Indigenous governing bodies, the development community, non-profit operators, and Community Centre Associations.

Through collective efforts, Vancouver will ensure a future where all children have an opportunity to develop to their full potential and childcare is the backbone of a thriving, equitable economy.

School Age Childcare (6-12 years)

In 2022, the Province transitioned childcare responsibilities to the Ministry of Education and Child Care. As a result, the City of Vancouver has a reduced role in supporting school age care, which more closely aligns with provincial mandates. The City of Vancouver has shifted focus toward the delivery of care for children aged 0-5, where it is positioned to make the most significant impact.

Map 12: City-facilitated childcare



City-facilitated Childcare

- Existing
- Future

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Connection to existing policies

Vancouver City Council has twice endorsed the \$10aDayPlan for universal childcare, in 2011 and 2021. **Making Strides: Vancouver's Childcare Strategy** (2022) provides a policy framework and investment strategy to support a universal childcare system. Other City policies also highlight childcare as a priority, including the **Employment Lands and Economy Review** (2020), the **Women's Equity Strategy** (2018), the **Community Economic Development Strategy** (2016), and the **Healthy City Strategy** (2014).

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Direction 6.1: Universal Childcare




Expand, support, and retain public and non-profit full-day licensed group childcare spaces alongside planning for housing and jobs, as part of complete neighbourhoods








Children at the Creekside Child Development Centre - a childcare centre co-located with Creekside Community Centre
(Source: City of Vancouver)

Childcare is an important element of complete neighbourhoods and thriving economies. A universal childcare system requires key partnerships to enable the expansion of public and non-profit childcare spaces. Identifying opportunities for childcare delivery requires thoughtful consideration around location, space requirements, and design features. This will ensure safe and accessible spaces that help children thrive.

Icons indicate policies that are advancing:

-  Reconciliation
-  Equity
-  Resilience

Policies

- 6.1.1  Align rate of public and non-profit childcare development with growth of housing, schools, and job spaces.
- 6.1.2  Integrate public and non-profit childcare in all suitable areas of the city, prioritizing investments and incentives that would have the greatest impact on equity (e.g., target investments in areas where there is a greater population of low-income families or underserved employment areas).
- 6.1.3  Plan for a diversity of new public and non-profit childcare facility types on a variety of sites (e.g., district childcare hubs close to, or co-located with, elementary schools and other social infrastructure), including publicly owned sites, prioritizing opportunities for rapid delivery (e.g., prefabricated or modular).
- 6.1.4  Apply incentives and/or requirements to deliver and secure public and non-profit childcare in both City-owned and non-City-owned facilities, including alignment with large sites, housing, and employment developments.
- 6.1.5  Ensure all facilities are designed, located, and built to support healthy child development. Integrate Indigenous perspectives into planning and design for public and non-profit childcare services.

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Background: Community infrastructure in its many forms; Inset: Trout Lake Rink (Source: City of Vancouver)

7. COMMUNITY INFRASTRUCTURE

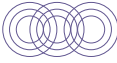
Vision: Vancouver’s community infrastructure meets the needs of all residents. It is resilient, equitably distributed, and responsive to population growth and changing needs.

Community infrastructure plays an essential role in the lives of Vancouver residents, providing access to the activities, services, and supports people need to stay healthy, engaged, and connected throughout life. Community infrastructure (e.g., libraries, community centres, public schools) are invaluable resources, especially for families and those who are from lower socio-economic populations or equity-denied communities. The network also includes regional-serving infrastructure, such as healthcare campuses, educational institutions, and government facilities.

Some community infrastructure and services are delivered by the City and its boards, such as libraries and community centres. Others are delivered by senior levels of government, school boards, or by non-profit organizations (NPOs) and community partners. The City creates opportunities for both City and community-operated services by working with the development sector and senior governments to secure and maintain spaces. There are also many other community services in Vancouver that are not operated or supported by the City, which also play a significant role in the community infrastructure ‘ecosystem’ to support healthy communities.

Over the next 30 years, community facilities will need to respond to a growing, diverse, and changing population. Upgrades and investments are necessary to keep pace with population growth and to ensure equitable access. At the same time, we need to ensure our network of community infrastructure is financially sustainable.

Connection to existing policies

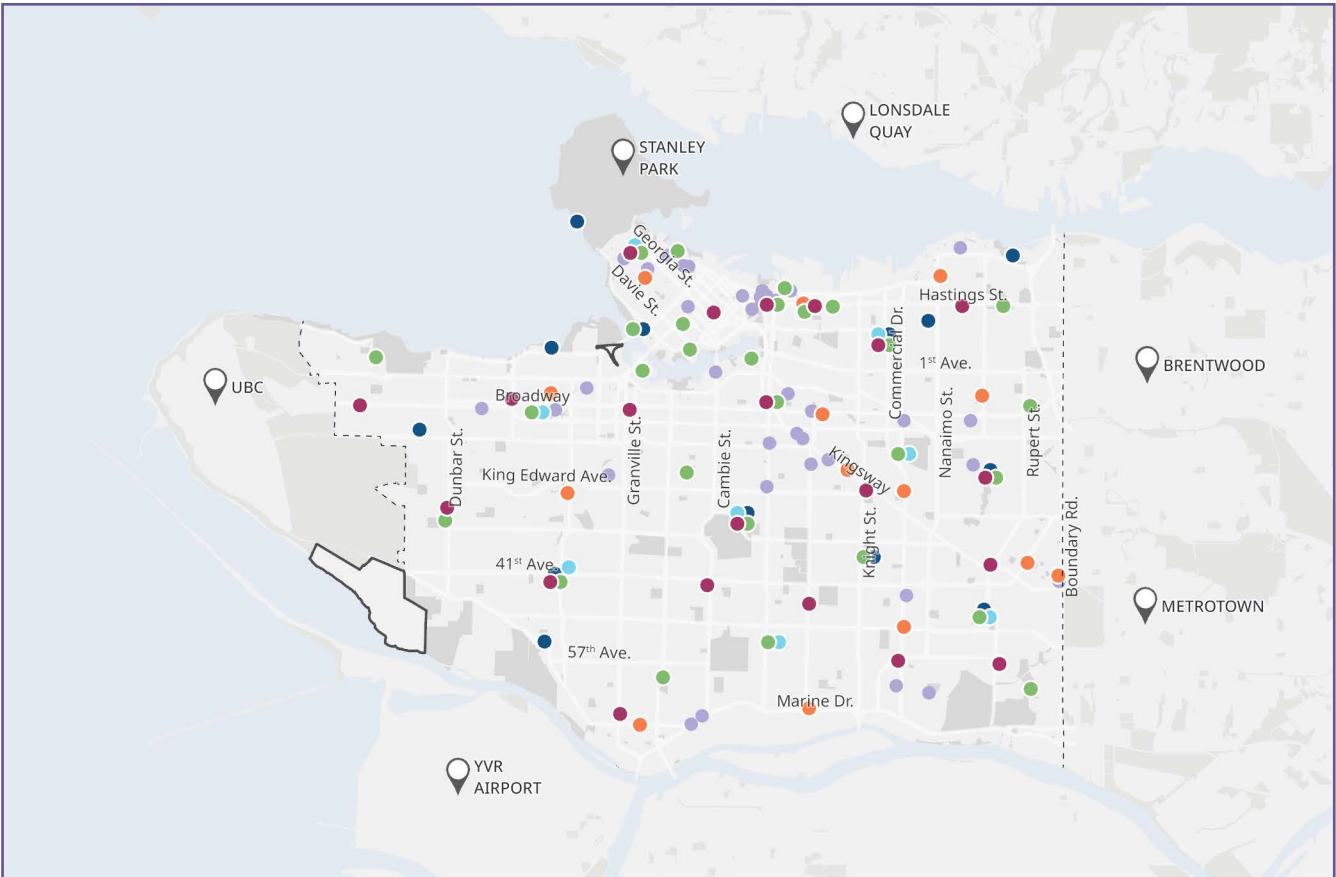


Vancouver has a number of policy documents covering different aspects of community infrastructure, facilities and services. These include: **Community Centre Strategy** (2022), **Spaces to Thrive: Vancouver Social Infrastructure Strategy** (2021), the **Parks Washroom Strategy** (2020), **Resilient Vancouver Strategy** (2019), and the **Vancouver Public Library (VPL) Facilities Master Plan** (2018). The Vancouver Plan plays an important role of advancing implementation of these existing policies through citywide land use policies and planning.

The Vancouver ODP focuses on the following types of community infrastructure:

- **City-delivered community infrastructure:** facilities funded, operated and/or jointly operated by governing boards and partners such as the Vancouver Public Library (Vancouver Public Library Board) and community centres (Park Board and Community Centre Associations), as well as City-run social and community centres such as Carnegie Centre, Evelyn Saller Centre, and The Gathering Place.
- **Region-serving major facilities:** facilities including hospital campuses, major university and college campuses.
- **NPO-operated and City-supported community infrastructure:** facilities including neighbourhood houses, family places, youth, seniors’ and social service centres, spaces for immigrant-serving organizations, social enterprises, Indigenous healing and wellness centres, food-related infrastructure (e.g., community kitchens), and other facilities that provide space for community use (e.g., cultural centres, community halls, and places of worship).
- **Public schools:** operated by the Vancouver School Board and the Conseil scolaire francophone. Public schools not only serve educational needs but are also local hubs for connection and activity.

Map 13: Community facilities



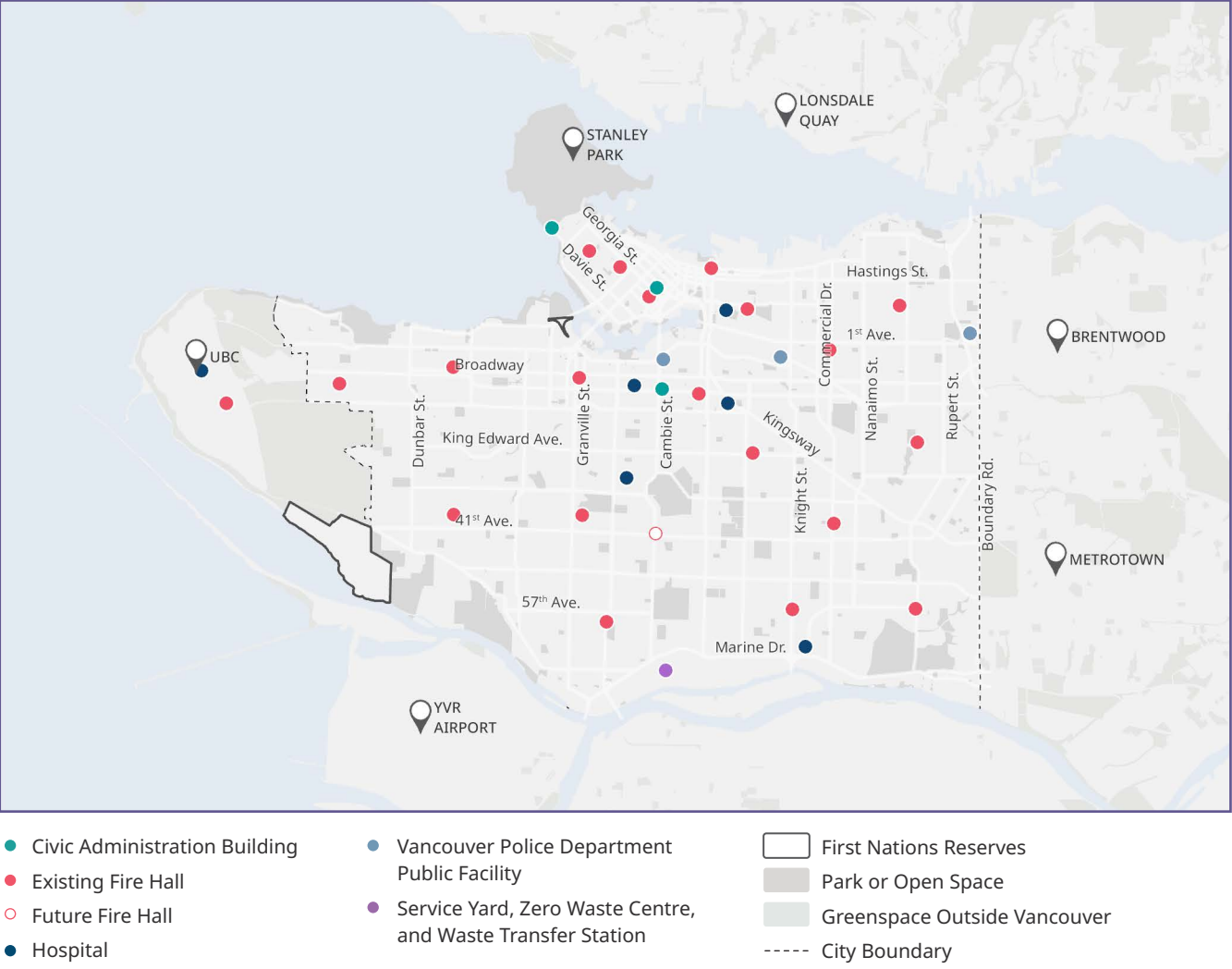
- Community Centre
- Neighbourhood House
- Library
- Swimming Pool
- Ice Rink
- City-owned Social Facility
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

This map highlights City-owned and long-term leased social facilities as well as non-City-owned facilities with major capital investments from the City of Vancouver. However, it is not a comprehensive representation of the complex and diverse social non-profit ecosystem. City-owned and long-term leased social facilities can have multiple social non-profit tenants and other shared users throughout the City. It does not include City-supported social non-profits through the Social Policy Grants program or the many social non-profits that operate in non-City affiliated facilities.*

**For reference “major capital investments” is considered to be \$500,000 or more.*




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Map 14: Civic services, health, and public safety



This map shows civic services, health facilities, and public safety infrastructure that form part of the city's essential community infrastructure network, focusing on the main publicly accessible facilities. Additional Vancouver Police Department facilities are integrated into neighbourhoods. Additional health facilities – such as ambulance stations, urgent primary care centres and clinics – also play a critical role in supporting Vancouver residents. Similarly, additional civic administration buildings and yards support municipal functions.

Icons indicate policies that are advancing:

-  Reconciliation
-  Equity
-  Resilience








Direction 7.1: Community-serving spaces

Deliver and support community-serving spaces across all neighbourhoods to meet population growth and changing needs, prioritizing underserved communities



A range of community-serving spaces offered at Hillcrest Park (Source: City of Vancouver)

Community-serving spaces enable the delivery of programs that foster health, well-being, and resilience; promote a sense of belonging; and help residents meet their basic needs. These critical programs are delivered by public, non-profit, and community operators in a variety of spaces. Community infrastructure is critical to support Vancouver's population, particularly equity-denied groups. There is strong and growing demand for these spaces and the services they provide.

- Policies**
- 7.1.1  Seek to ensure growth is supported with community-serving spaces, aligned with the Spaces to Thrive: Vancouver Social Infrastructure Strategy.
 - 7.1.2  Identify strategic opportunities to make space for new community-serving uses (e.g., within new developments on City-owned or private sites) in areas where known service gaps exist.
 - 7.1.3  Centre an Indigenous approach to community infrastructure that honours the relationship to xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations (the local Nations) through design, cultural elements, and partnerships with urban Indigenous-led service providers.
 - 7.1.4  For City-delivered and City-supported facilities located in areas of existing cultural redress initiatives (e.g., Hogan's Alley, Chinatown, Pauertu-gai, Punjabi Market) and future redress initiatives, ensure statements of cultural significance and partnership with those communities inform the development process, from pre-planning to project delivery.
 - 7.1.5   Develop anti-displacement incentives for NPO-operated social services and programs, including the replacement of existing and the creation of new spaces in high growth and other strategic locations in redevelopment scenarios.
 - 7.1.6  Locate new City-delivered facilities close to transit and other services to optimize access and convenience for users.

Direction 7.2: Libraries


Maintain and enhance access to library spaces that are welcoming and enable residents to engage with information, ideas, and each other



Vancouver Public Library, Renfrew Branch, Early literacy space (Source: VPL)

The Vancouver Public Library (VPL) plays a vital role in communities. Libraries provide books, media, accessible information, research support, free learning opportunities, free indoor public space, meeting rooms, and shared spaces through the Central Library and 20 branches across the city. The library is facing high demand within aging facilities and insufficiently sized branches in neighbourhoods where the majority of residents live.

Policies

- 7.2.1  Seek to ensure growth is supported with increased library space, with the majority of additional space allocated to branches, in alignment with VPL's Facilities Master Plan.

Direction 7.3: Community centres and recreational facilities


Ensure community centres and recreational services continue meeting the needs of all communities



Aquafit class (Source: City of Vancouver)

Vancouver's community centres and recreational facilities are important hubs for community life, health, and play. Their programs and spaces, made possible by partnerships with the Community Centre Associations, contribute to the health of communities and our sense of connection, expression, and identities. The Vancouver ODP will ensure these facilities provide for existing and future residents.

Policies

- 7.3.1  Ensure the equitable delivery of services by protecting, renewing, and upgrading facilities and assets (e.g., community centres, recreational facilities, and public washrooms) in alignment with growth in policy.

Direction 7.4: Co-located Spaces


Enable more social and community uses through co-location, shared spaces, and the use of underused or vacant spaces



Marpole Community Hub (Source: Marpole Oakridge Family Place)

Locating multiple services in the same facility can result in many benefits: creating more affordable space; allowing organizations to collaborate and deliver innovative services; increasing opportunities to share resources and services; and enabling residents to access multiple services in the same location. The City can facilitate the use of shared community space in civic buildings, particularly where facilities such as libraries, community centres and other civic amenities are co-located.

Policies

- 7.4.1  Plan and design City-owned civic facilities to accommodate co-location of multiple NPO tenants.

The **non-profit sector** plays an essential role in the delivery of social-serving programs. While governments and funders help to build and regulate spaces for NPOs (e.g., by providing grants and advocating for the importance of social infrastructure), NPOs give purpose to these spaces. They work by responding to needs in their communities, delivering critical social programs and services.

Nearly half of social NPOs in Vancouver have reported a lack of suitable, affordable, and secure space to meet community needs. A majority of organizations face unstable tenure (i.e., short lease terms) and limited funding.

Direction 7.5: Access to Safe Public Washrooms



Expand the range of public washrooms for all residents and ensure access for people who currently experience barriers to water and washrooms as a human right



Public toilet, downtown Portland (Source: iStock photo)

Access to washrooms is a fundamental human right, and providing washroom services as the city grows is essential. Improving the safety, accessibility, availability, and cleanliness of washrooms is a high priority for the public, particularly important for women and gender-diverse people, people experiencing homelessness, sex workers, people who use drugs, and other communities who rely on public washrooms for basic human needs.

Policies

- 7.5.1  Improve access to washrooms in plazas, City-owned civic facilities, and other public spaces.
- 7.5.2  Work with non-profit agencies and business owners to increase washroom services and infrastructure, to align service provision with need.

As of 2021, there were 106 public washrooms facilities in the city with the majority open from dusk to dawn. The Vancouver Public Library also offers washroom access across its 21 locations. The City’s **Washroom Trailer Program** emerged as a human rights response during the COVID-19 and opioid public health crises. The program is supported to ensure safety and accessibility.

The **Parks Washroom Strategy** (led by the Vancouver Park Board) begins with an understanding that washrooms are an essential public service and that everyone is entitled to safe, clean, and accessible washrooms; and lays out a plan for how to deliver facilities in a feasible and comprehensive approach.

Direction 7.6: Campus Institutions

Support intensification of campus institutional sites, and their networks, to meet the needs of a growing population




Vancouver General Hospital (Source: Arzen Chan)

Vancouver includes a number of major campus institutions including:

- hospital campuses that include some of the most advanced teaching and research hospitals in the world;
- university and community college campuses; and,
- Administrative government facility campuses such as Civic District (City Hall campus).

These institutions, shown as Campus Institutional in **Part 5 2. Economy Map 6**, are among the largest employers in the city and attract thousands of employees, patients, students and visitors every day. As the population of the city grows, there will be a growing demand for expansion of these campus networks.

Policies

- 7.6.1  Subject to 7.6.3, support intensification of campus institutional sites to serve the city’s growing population.
- 7.6.2 To provide for future institutional expansion, major institutions are encouraged to consider leasing rather than selling lands that are considered surplus to their current needs and explore possible use of the site for an alternative suitable public institutional purpose. This will allow for growth needs over time.
- 7.6.3 Residential uses are not permitted on campus institutional sites, except for dormitory style rooms owned and operated by the campus institution.

Direction 7.7: Community-serving Institutional

Support community-serving institutional uses as part of complete neighbourhoods





Frog Hollow Neighbourhood House (Source: UWLM iVolunteer)

Vancouver’s neighbourhoods include a diverse range of institutional uses of varying sizes and scales. Community-serving institutions such as public and non-profit childcare facilities, seniors care homes, places of worship, etc. are woven into neighbourhoods throughout the city. These institutions form the social fabric of our city, contributing to community vibrancy and resilience.

For further details relating to childcare see **Part 5 6. Childcare**.

Policies

- 7.7.1  For sites with existing community-serving institutional uses undergoing redevelopment through rezoning, seek either no net loss, or an increase in floor area for community-serving uses in the redevelopment proposal.
- 7.7.2  Encourage the replacement of existing and development of new public or non-profit-childcare or community care and assisted living uses. Should an application propose a closure or a reduction in size of any of the above, the applicant should provide an assessment that states the impact on supply within the area and city-wide.

Direction 7.8: Public Schools

Ensure public schools are supported as integral features of complete neighbourhoods



Charles Dickens Elementary (Source: City of Vancouver)

Vancouver is home to 115 public schools (including 5 francophone schools) distributed throughout its diverse neighbourhoods. British Columbia’s public schools play a vital role in our communities. Schools are natural centres of activity in neighbourhoods, serving not just the education needs of school aged children, but also serving as sites for early learning and childcare and as local hubs for connection, accessing play and outdoor physical activity on valuable community open space. As the city grows, protecting existing and securing additional school sites will be increasingly critical for creating complete neighbourhoods.

Map 15: Current and future public schools



Policies

- 7.8.1

Seek to maintain strong partnerships and communication with the school districts, including sharing of data, projections, strategic priorities and any impacts that decisions may have on communities.
- 7.8.2

Support the school districts in jointly planning and advocating for the expansion of schools and/or related public-serving facilities on-site, and support the school boards with any planning needs for new sites to serve growing communities.
- 7.8.3

Collaborate with school districts to identify opportunities for shared outdoor space that support mutual community benefit, while ensuring long-term protection of both park and school lands.
- 7.8.4

Protect existing public school sites as places to accommodate the educational and learning needs of school aged children, as well as other complementary community-serving uses, such as early learning and public and non-profit childcare (including for school aged children). Residential uses are not intended on existing school sites, with the exception of potential integration of social housing into the Britannia Community Centre site, as outlined in the Grandview-Woodland Community Plan as well as the King George Secondary School in the West End.
- 7.8.5

If a school district deems it necessary to close an existing school or dispose of any lands, work collaboratively with the school district on appropriate reuse of the site, or portion thereof, with consideration of supporting other educational, social, recreational needs of the community they serve. Alternate uses of sites of closed schools or portions of school sites considered to be surplus should be institutional and should continue to include outdoor open space.
- 7.8.6

Recognizing the central role schools and school grounds play within many communities, encourage shared use of school facilities and lands for community-serving purposes, provided all uses can be adequately accommodated on-site without compromising the valuable outdoor space of these sites.

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Tsleil-Waututh Wolf Dancer (Source: Nancy Bleck)

8. ARTS, CULTURE AND HERITAGE

Vision: Vancouver has elevated arts, culture, and heritage in ways that reflect Vancouver’s diversity, position on unceded territory, and right relations with Musqueam, Squamish, and Tsleil-Waututh Nations.

Vancouver is home to world-renowned artists, diverse cultural traditions and industries, and a flourishing music scene. We are also at the centre of an Indigenous cultural resurgence. The xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (the local Nations) and urban Indigenous Peoples, as well as people from around the world, have instilled Vancouver with qualities, stories, heritage, and character that make the city unlike any other.

Theatres, studios, public art and plazas, and cultural centres enliven Vancouver, while our architectural forms and monuments reflect our identities and histories. The city’s heritage—from oral traditions and rituals to archeological sites, historic areas, and buildings—tells a rich and complex story that is Vancouver.

Arts, culture, and historic areas contribute to the city’s identity, collective experiences, and the economy, driving tourism and job creation. At the same time, artistic and cultural communities experience increasing costs, limited incomes, loss of production and presentation spaces, and restrictive regulations. Further, heritage resources are vulnerable to redevelopment pressures. If left unchecked, Vancouver will lose

its highly valued arts, cultural, and heritage resources.

The City and community should support, resource, celebrate, and protect arts, culture, and heritage in ways that recognize the importance of reconciliation, decolonization, equity, and accessibility. Opportunities for arts and cultural spaces and businesses should be created throughout the city. Current definitions of heritage are expanded to emphasize both tangible and intangible heritage assets and values.

Connection to existing policies



The **Vancouver Heritage Program** (2020) and **Vancouver Heritage Register** (2024) provide a renewed vision for heritage in Vancouver. **Culture|Shift** (2019), **Making Space for Arts and Culture** (2019) and the **Vancouver Music Strategy** (2019) affirm the City’s commitment to arts and culture. The Vancouver ODP advances these policy documents through land use policies and planning.

Area of High Concentration of Arts and Cultural Spaces, and Heritage Resources: Continue to support a high concentration of arts, cultural production and performance spaces, and heritage assets. Identify arts and cultural districts and/or heritage districts and cultural landscapes, with tools for their protection.

High Streets and Commercial Hubs: Support diverse, affordable, accessible non-profit arts and cultural spaces. Support adaptive reuse of underused and heritage buildings, where possible.

Rapid Transit Areas, Neighbourhood Centres and Villages: Foster public spaces that are culturally vibrant, promote social connection, and cultural expression. Support adaptive reuse of underused and heritage buildings, where possible.

Industrial Areas: Support affordable non-profit arts, culture, and music production spaces and reduce regulatory barriers. Support adaptive reuse of underused or heritage buildings, where possible.

***Ethno-Cultural Community Areas:** Explore protection of cultural heritage assets, heritage values, services, and/or businesses for or from ethnic communities.

Cultural Redress Areas: Recognize and address historic and contemporary forms of legislative and municipal discrimination, erasure, and displacement. As of 2022, these areas include Chinatown, Hogan’s Alley, Punjabi Market, and Paueru-gai.

Heritage Districts: Identify and protect new heritage districts where there is a high concentration of tangible or intangible heritage assets. As of 2025, these include Chinatown, Gastown, Yaletown, and First Shaughnessy.

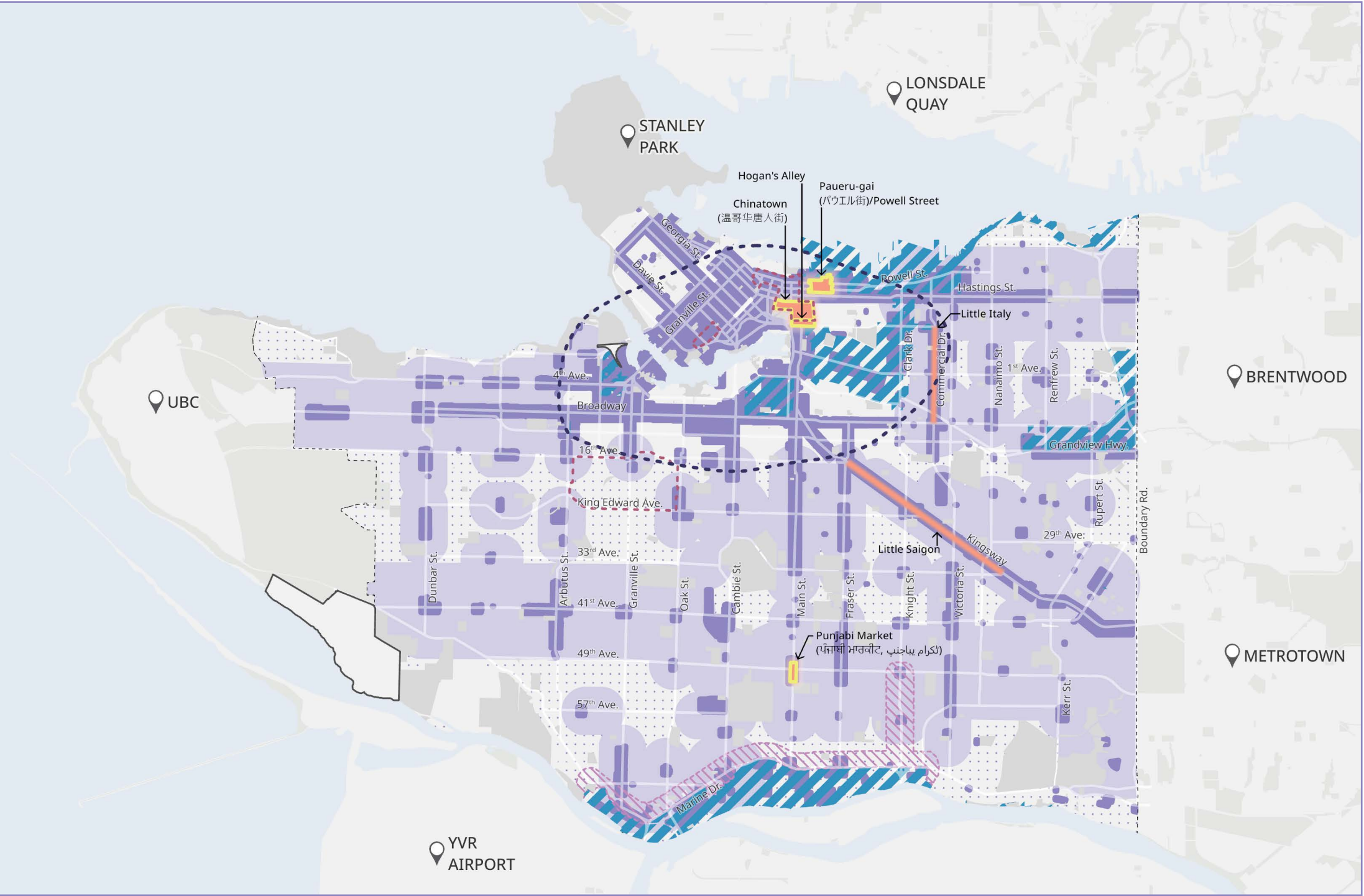
Multiplex Areas: Increase opportunities for cultural production and programming in community centres, schools, libraries, and/or outdoor areas. Explore options for arts and cultural production as homebased business.

Marine Drive and Knight Street Study Area: Explore arts and cultural production as part of study.

*Areas identified on this map only represent Council recognized areas to date, and do not reflect all potential areas.

Prioritize, support and make visible Musqueam, Squamish, and Tsleil-Waututh cultural spaces, places, and areas of cultural significance city-wide, as guided by the local Nations.

Map 16: Arts, culture and heritage policy support areas



- Area of High Concentration of Arts and Cultural Spaces and Heritage Assets
- High Streets and Commercial Hubs*
- Rapid Transit Areas, Neighbourhood Centres and Villages
- Industrial Area
- Heritage District
- Cultural Redress Area
- Ethno-Cultural Community Area
- Multiplex Area
- Marine Drive and Knight Street Study Area
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

*High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the city will seek opportunities to expand these areas over the long term.

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Direction 8.1: Arts and Culture Focus
Embed arts and culture in city-building



Koko by Peter Gazendam, Brewers Park
(Source: Rachel Topham)

Arts and culture contribute to neighbourhood vitality and help define Vancouver’s identity. The Vancouver ODP supports arts and culture as a core civic priority through appropriate investments and a focus on land use and infrastructure planning, processes and policies.

- Icons indicate policies that are advancing:
- Reconciliation
 - Equity
 - Resilience

Policies

- 8.1.1 Ensure cultural vitality is integrated into Vancouver’s sustainable development, identity, livability, and economic prosperity, by including arts and culture in land use planning processes and policies.
- 8.1.2 Consider and support, artist and community-led priorities and practices in land use planning processes and policies, particularly elevating artists’ voices of equity-denied groups.

Direction 8.2: Arts and Cultural Spaces
Expand and support spaces to produce, present, and experience arts and culture



Man Up Productions (Source: Chanel Viner)

A thriving arts scene, and the people who make it, require spaces for production, performance, and practicing. *Making Space for Arts and Culture* identifies 10-year targets of “no net loss” of Vancouver’s cultural spaces and 650,000 square feet of new or repurposed space for professional and community arts and cultural activities. This includes art and rehearsal studios, outdoor performance venues, museums, and galleries. The Vancouver ODP supports the creation of new, affordable, and diverse spaces, while seeking to protect existing arts and culture spaces.

Policies

- 8.2.1 Prioritize, support and make visible the local Nations’ cultural spaces, places, and areas of cultural significance, as led by the local Nations.
- 8.2.2 Identify arts and cultural districts where there exists a high concentration of arts and cultural production or presentation spaces, and/or expressions of cultural heritage, and develop tools for their protection and growth.
- 8.2.3 Continue to remove regulatory barriers and update policies and guidelines to reduce displacement and protect arts, cultural, and music spaces.
- 8.2.4 Support the growth of diverse, affordable, accessible non-profit arts and cultural spaces city-wide.
- 8.2.5 Include public art, and arts and cultural spaces in new community and civic facilities, such as libraries, fire halls, community centres, and City Hall.
- 8.2.6 Develop outdoor music and performance spaces in parks and other public space.
- 8.2.7 Support innovations in ownership and operations such as land trust models, funding models, shared spaces, and community-owned assets.
- 8.2.8 Support integration of arts and cultural spaces into new mixed-use developments, particularly in areas where existing arts or cultural spaces could be displaced.
- 8.2.9 Apply equity and accessibility approaches when planning for cultural spaces and programs, addressing how different equity-denied groups may experience physical, social, cultural, linguistic, spatial, or financial barriers to participation.

Direction 8.3: Heritage Stewardship








Ensure meaningful and respectful stewardship of tangible and intangible heritage resources, in particular supporting Indigenous and equity-denied communities’ perspectives and approaches.



Untitled (Welcome Figure) by Darren Yelton
(Source: City of Vancouver)

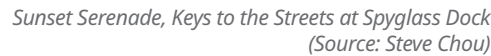
Culture and heritage can expand and deepen our understanding of the city’s remarkable diversity, past and present. It is important to recognize and celebrate the many cultural communities that comprise the city and to advance understanding of cultural heritage and cultural landscapes. The City and community must address historic and current discrimination, erasure, and loss experienced by many communities.

Policies

- 8.3.1  Prioritize and support the local Nations’ visibility, voice and cultural practices across the city through public art, revitalization of hən̓q̓əmi̓n̓əm and Skwx̣wú7mesh languages, cultural spaces and programming, educational initiatives, and design, as led by the local Nations.
- 8.3.2  Continue to collaborate with local Nations to protect recorded and unrecorded archaeological and traditional use sites, incorporate archaeological protections in area planning and development, and explore and expand protection tools and methods, including reflecting changes in provincial policy.
- 8.3.3  Explore and expand planning tools to protect culturally important places, tangible and intangible heritage assets, heritage values, and historic places with a focus on ethno-cultural community areas and cultural redress areas.
- 8.3.4  Ensure the *Vancouver Heritage Program* furthers an understanding of the local Nations’ cultural heritage and historic places, and those of equity-denied groups.
- 8.3.5  Encourage heritage conservation, including through adaptive reuse of historic buildings and accommodating arts, cultural, and community-serving uses whenever possible.
- 8.3.6  Integrate input from communities on their histories and heritage values in area planning processes, including from the local Nations.
- 8.3.7  Identify and protect new heritage districts or cultural landscapes where there is a high concentration of tangible or intangible heritage assets, including development of historic context statements.



Historic Gastown (Source: Cory Dobson)



Vision: Vancouver's parks and public space network is welcoming, inclusive, and resilient.

Through collaboration with x̱məθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwəṭəł (Tsleil-Waututh) Nations (the local Nations) and community partners, the City will build a parks and public space network that plays a key role in addressing major challenges: responding to climate change; protecting ecosystems; and building an equitable, diverse and culturally vibrant city.

Vancouver has a great legacy of parks and public spaces, from destination parks and the seawall, to neighbourhood plazas and vibrant high streets. However, as Vancouver continues to grow, demands on the network will also increase. These spaces must accommodate many different and sometimes competing uses, with limited space and resources.

- Owned by the Local Nations: Future publicly accessible lands owned by the local Nations, reflecting Indigenous stewardship and governance.

The map displays the City of Vancouver with a focus on the City Centre area. A blue dot marks the proposed City Centre Transit Station location near the intersection of Granville St. and 41st Ave. The map includes labels for major roads such as Georgia St., Davie St., Granville St., 4th Ave., Broadway, 16th Ave., King Edward Ave., 33rd Ave., 41st Ave., 49th Ave., 57th Ave., Dunbar St., Adair St., Granville St., Oak St., Cambie St., Main St., Fraser St., Knight St., Victoria St., Kingsway, 59th Ave., Rupert St., Boundary Rd., Kerr St., and Marine Dr. Key locations marked include Stanley Park, UBC, Lonsdale Quay, Brentwood, and Metrotown. The map also shows the proposed station's proximity to the existing SkyTrain system, with a blue line indicating the proposed extension from the current terminus near 57th Ave. and Granville St. to the new station location.

- *Location is approximate and not representative of park size. Park boundaries and programs will be further defined through rezonings or future planning processes.

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Direction 9.1: Indigenous Stewardship

Support the local Nations in shaping parks and public spaces



Pulling Together Canada, Gathering of Canoes
(Source: City of Vancouver)

Ongoing colonial practices continue to impede Indigenous Peoples’ rights, visibility, and voice. Reconciliation efforts and strengthening relations with the local Nations and urban Indigenous Peoples are fundamental to the stewardship of parks and public spaces. The City commits to work with the local Nations to identify, participate in, and help lead parks and public space projects, and by promoting Indigenous leadership in cultural visibility planning and ongoing management.

Policies

- 9.1.1 Work with the local Nations to identify, prioritize, lead, and deliver parks and public space projects, and explore co-management, where appropriate.
- 9.1.2 Seek opportunities to create public spaces, including within parks, specifically designed for the local Nations’ use, including land and water access, artistic and cultural expression, and traditional harvesting.
- 9.1.3 Explore opportunities to integrate the ɬə́ɬ̓əmiḱə́m and Skwx̱wú7mesh languages in parks and public spaces, including naming spaces, as led by the local Nations.
- 9.1.4 Work with urban Indigenous communities and organizations to support their parks and public space priorities, and work with the local Nations to ensure that local protocols and procedures are followed, where they deem appropriate.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Direction 9.2: Inclusive Public Life

Promote an inclusive public life, by prioritizing underserved areas and equity-denied groups



Hot+Noisy Chinatown Majong Social, Chinatown Memorial Plaza, Community Partners: Youth Collaborative for Chinatown 青心在唐人街 (now Chinatown Generations) (Source: Jonathan Desmond Photography)

Communities and individuals who are racialized may face barriers to participating in public life and lack representation in parks and public spaces, as do those who are marginalized because of their sex, gender identity, sexuality, background, ability, age, and/or economic status. To build truly welcoming, inclusive, equitable, and culturally vibrant parks and public spaces, the City must work with equity-denied groups to understand and prioritize their needs and perceptions of safety, and put underserved areas first.

Policies

- 9.2.1 Meaningfully engage equity-denied groups to better understand their experiences of parks and public spaces, and prioritize their preferred uses and perceptions of safety in public space planning and design.
- 9.2.2 Prioritize underserved areas and communities when identifying parks and public space projects and investments.
- 9.2.3 Recognizing that parks and public space improvements and programming can displace street-involved and homeless persons and sex workers, ensure engagement with existing communities and outreach staff to better address their needs.
- 9.2.4 Ensure the equitable delivery of park services by protecting, acquiring and renewing parks in alignment with evolving needs and policy.

Direction 9.3: Grow and Enhance the Network

Grow and protect the parks and public space network, to provide ample, high-quality spaces and robust connections across all neighbourhoods



Pop-Up Plaza at 21-Main St. stewarded by Coco et Olive café, Little Mountain Neighbourhood House, local residents, and local artists. (Source: City of Vancouver)

Parks and public spaces must accommodate a broad range of uses and activities. As density increases and available land becomes more limited, new approaches will be needed to expand and enhance Vancouver’s parks and public space network. The City faces increasing fiscal pressures, and public investments must be strategically prioritized to maximize impact. Creative and flexible solutions, such as strategic land acquisition, partnerships on private property, and transforming road space for people-first uses, will help maximize use while preserving quality.

Policies

- 9.3.1 Identify opportunities to provide a full spectrum of public space types and uses for each neighbourhood to support: gathering and social connection; cultural expression and celebration; civic action and democratic expression; respite and connection to nature; physical activity, health, and well-being; food security and local economic vibrancy.
- 9.3.2 Ensure the public space network provides easy and enjoyable connections to landmarks and attractions, to and through neighbourhoods, and to parks.
- 9.3.3 Explore how the existing street network can create more space for people-first uses (e.g., park-like spaces) and natural habitat.
- 9.3.4 Seek to deliver new and renewed parks and public spaces through development (including large site development), rezoning, and land acquisition, where there is an identified need.
- 9.3.5 Update land use policy to support more park and public space delivery through private property development, where feasible (e.g., park dedication or, where not feasible, privately owned public spaces or ‘POPS’). For park dedications, seek “terra-firma” space, free of underground and above ground encumbrances.
- 9.3.6 Develop updated parkland acquisition policy applicable at city-wide and neighbourhood levels, and responding to growth, under-served areas, funding, and acquisition opportunities.

Direction 9.4: Universal, Safe, All-season Design

Create universally accessible and safe public spaces that are dignified and comfortably accommodate all people, throughout the day and across all seasons



Rainy Days, ʂxʷłəneq Xwtl'e7énk Square (Source: City of Vancouver)

For many Vancouver residents, public space often serves critical functions in their daily lives, including access to services and neighbourhood connections. Public spaces need to be dignified, universally accessible, and comfortable for people all year round, in all weather, and provide core infrastructure to support basic needs.

Policies

- 9.4.1 Establish accessibility as the baseline for public spaces.
- 9.4.2 Provide critical infrastructure to support public life (e.g., seating, power, lighting; and access to public washrooms, drinking water, and misting stations).
- 9.4.3 Incorporate weather protection, weather-mitigating elements, and appropriate programming for rain/winter and summer/heat conditions.
- 9.4.4 Encourage safe and welcoming evening experiences in nightlife areas and encourage a greater diversity of activities in the adjoining public spaces.

Direction 9.5: Nature, Ecology and Resilience

Ensure the parks and public space network supports the city’s social and ecological resilience



Stormwater retention pond at Hinge Park (Source: PWL Partnership)

The parks and public space network that includes the seawall, plazas, streets, sidewalks, and laneways, is an extensive land base in Vancouver, and thus a significant opportunity to respond to climate change. Where possible, we will repurpose portions of these areas for habitat protection, enhancement and restoration, rainwater management, heat island mitigation, disaster response planning, and active transportation.

Policies

- 9.5.1 Integrate, manage, and enhance natural assets and ecosystem services within the parks and public space network to increase neighbourhood resilience and improve the city’s ecological health.
- 9.5.2 Design parks and public spaces to be responsive to the natural environment, and recognize the local Nations as leaders of environmental and ecological protection.
- 9.5.3 Explore the use of public spaces as response hubs, to support Vancouverites in times of earthquakes, flooding, or other natural disasters.
- 9.5.4 Enable residents to connect through sharing and growing food by creating food and medicine gardens and outdoor picnicking facilities in public spaces.
- 9.5.5 Integrate active transportation and micromobility into the public space network, including shared micromobility (e.g., public bike share), to better connect neighbourhoods and key destinations.

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Direction 9.6: Community Partnership

Build and invest in community partnerships, fostering broader participation and social connection, and promoting resilient, community-led stewardship of public spaces



Pop-up Plaza at Maple St. and 4th Ave in partnership with West 4th Ave BIA, Museum of Vancouver and Kits House (Source: City of Vancouver)

Community involvement is critical to the success of public spaces, as residents, community organizations, and businesses have immediate knowledge of the public space needs in their local neighbourhoods and can help drive the delivery of local programming, events, and placemaking in public spaces. The City must continue to build partnerships, and empower community stewards to co-manage public spaces by providing them with the right tools, including outreach and education, staff support, and sufficient service levels.

Policies

- 9.6.1 Partner with community organizations, non-profits, event organizers, and local businesses to co-manage public spaces in their neighbourhoods; and develop outreach, education, and communication tools, as part of an inclusive public space management approach.
- 9.6.2 Expand the opportunities for lower-barrier work through public space programming, stewardship, and vending.
- 9.6.3 Design public spaces with built-in flexibility and infrastructure to accommodate a wide range of uses, and to allow communities to evolve the spaces over time.
- 9.6.4 Lower barriers to public participation in community-led placemaking and programming, by improving coordination between jurisdictions, and strengthening communication tools, programs, and funding.

Direction 9.7: Park Design and Programming

Strive for Vancouver’s parks to meet the needs of a diverse and growing community



Granville Loop Park (Source: City of Vancouver)

Vancouver contains over 240 municipal parks, from iconic destination parks like Stanley Park to community, neighbourhood, and local parks. While 99 percent of residents live within a 10-minute walk of a park, access to quality and sufficient park space remains uneven across the city. In addition to acquiring new parkland, planning and design programs should be informed by equity-based analysis, spatial data, and meaningful rightsholder and community engagement to ensure investments respond to park access gaps, growth, and evolving needs.

Policies

- 9.7.1 Ensure the parks system provides a careful balance of active recreation areas, passive spaces, and natural systems.
- 9.7.2 Ensure parks are designed and maintained to support intensive use while withstanding climate change, seismic hazards, and extreme weather. Resilient amenities and infrastructure will help sustain park assets amid growing demand, sea level rise, and other environmental challenges.
- 9.7.3 Determine design and programming of parks and public spaces on a site-by-site basis, close to the time of construction or renewal in order to reflect the dynamic communities they serve, through rightsholder and community engagement. Park designs and programming are to be aligned with approved city-wide parks policies and strategies where relevant.



Bioswale, Southeast False Creek (Source: Wendy de Hoog)

10. UTILITIES

Vision: Vancouver’s utility infrastructure meets the needs of all residents. It is resilient, well-managed, responsive to population growth, climate change and the changing needs of communities.

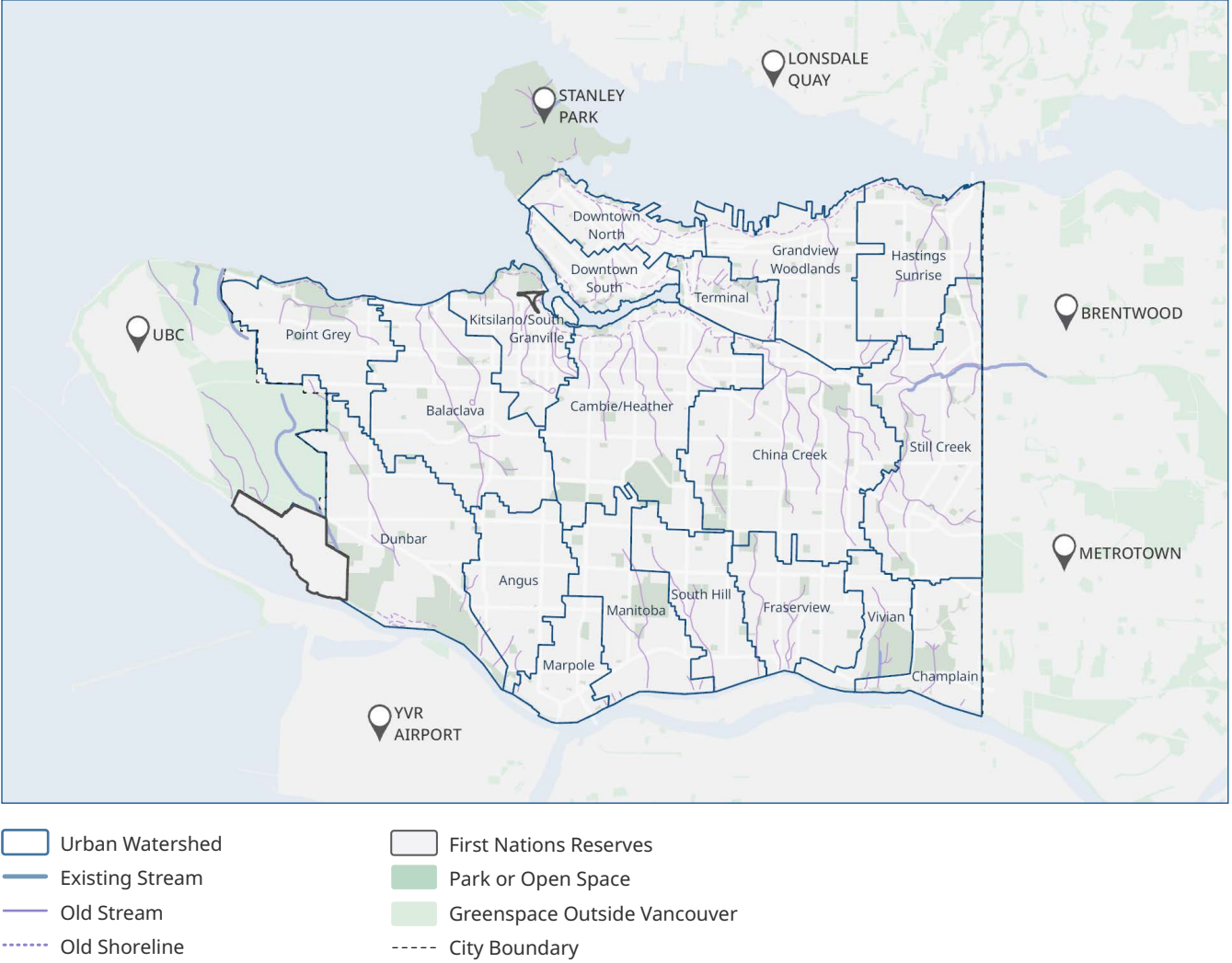
Vancouver relies on its utilities and water resources to provide daily needs, safeguard public health and safety, and support a functioning city, economy and ecosystem. The City, together with senior government partners, is responsible for basic services including unseen underground networks of pipes and cables that provide water for drinking and fire suppression, convey sewage for treatment, manage rainwater, and deliver energy (such as electricity, gas, hot water, and steam).

The City also manages a low carbon energy utility providing space heating and hot water in some neighbourhoods. In addition,

solid waste management services, the most visible public utility, are provided by the City and include an array of services, programs, policies, and guidelines. Other utilities (such as communications services) are provided by third parties with whom we share the roads, sidewalks and lanes to accommodate their infrastructure.

Moving forward, the City will rethink systems and approaches to maximize low carbon, nature-based solutions, accommodate population growth, and respond to pressures of urbanization, water consumption trends, and rising construction costs.

Map 18: Urban watersheds



Connection to existing policies



The City’s leading water management policies include the **Water Demand Management Strategy** (2021) to manage the use of drinking water, the **Drinking Water Conservation By-law** (updated 2021) to regulate application of drinking water on lawns and landscape, and the **Rain City Strategy** (2019) to capture and treat rainwater closer to where it falls. The City is also governed by the Metro Vancouver Integrated Liquid Waste and Resource Management Plan (ILWRMP), which coordinates regional wastewater management, aiming to protect health and the environment, use wastewater as a resource, and minimize treatment costs. Additionally, the **Zero Waste 2040 Strategy** (2018) supports Vancouver to become a zero waste community by 2040. The Vancouver ODP will further this work through city-wide land use planning and policies.

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Approach to Water Management

Water Resources

Local Indigenous communities have valued, celebrated, and relied upon sustainable water management practices for millennia. Since the arrival of the settlers, urban development has disrupted the water cycle, degraded natural systems, and eliminated important natural assets. The cumulative impacts of this harm have reduced or eliminated opportunities for the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations (the local Nations) to fish, harvest shellfish, and practice culture.

Looking to the future, Vancouver will plan water-related systems to incorporate Indigenous environmental stewardship principles; protect watersheds and natural water resources; be resilient to climate change risks such as water shortages, flooding, sea level rise and drought; and deliver equitable and adaptable services to the communities.

One Water planning approach

The City has adopted a One Water planning approach to managing water. This approach values all forms of water, considers the entire urban water cycle, and integrates all aspects of water management and infrastructure with nature.

Figure 18: One Water planning approach



Bioretention at 63rd Avenue and Yukon Street (Source: Shannon Mendes)

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Direction 10.1: City-Wide Water Resource Planning

Take a holistic approach to managing all water resources and improving the health of the aquatic environment

Development has dramatically altered water systems in the city, and management practices have polluted local waterbodies and aquifers. In addition, climate change will continue to create challenges in the years to come. A watershed-based planning approach recognizes that healthy water systems are important for a thriving urban environment and that all forms of water are interconnected.

Policies



- 10.1.1



Use a watershed-based planning approach when considering infrastructure investments, land use changes, and growth servicing, guided by the Healthy Waters Plan.
- 10.1.2

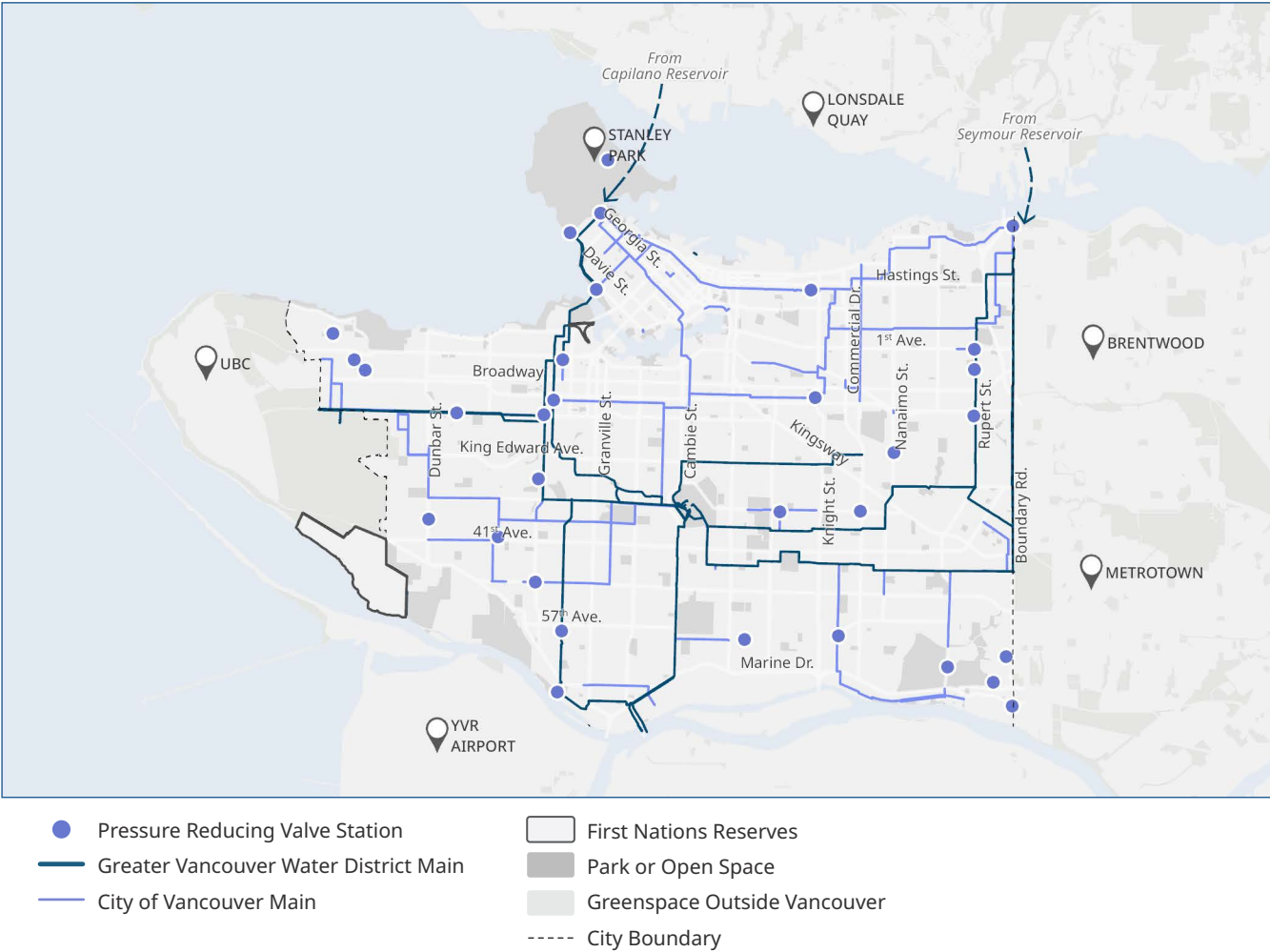
Protect and manage groundwater by minimizing contamination and waste,
- 10.1.3

enhancing recharge, and ensuring sustainable use of the resource.
- 10.1.4



Build and maintain a resilient, sustainable water distribution system that ensures equitable access to drinking water and fire protection as the city grows, with a focus on reducing potable water consumption in future developments to mitigate the impacts of climate change.
- Continue to coordinate with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services on the scale and timing of future major developments and on the City's proactive approach to reducing CSOs, that includes combined sewer separation, green rainwater infrastructure, and other interventions, as per the Healthy Waters Plan.

Map 19: Water distribution infrastructure



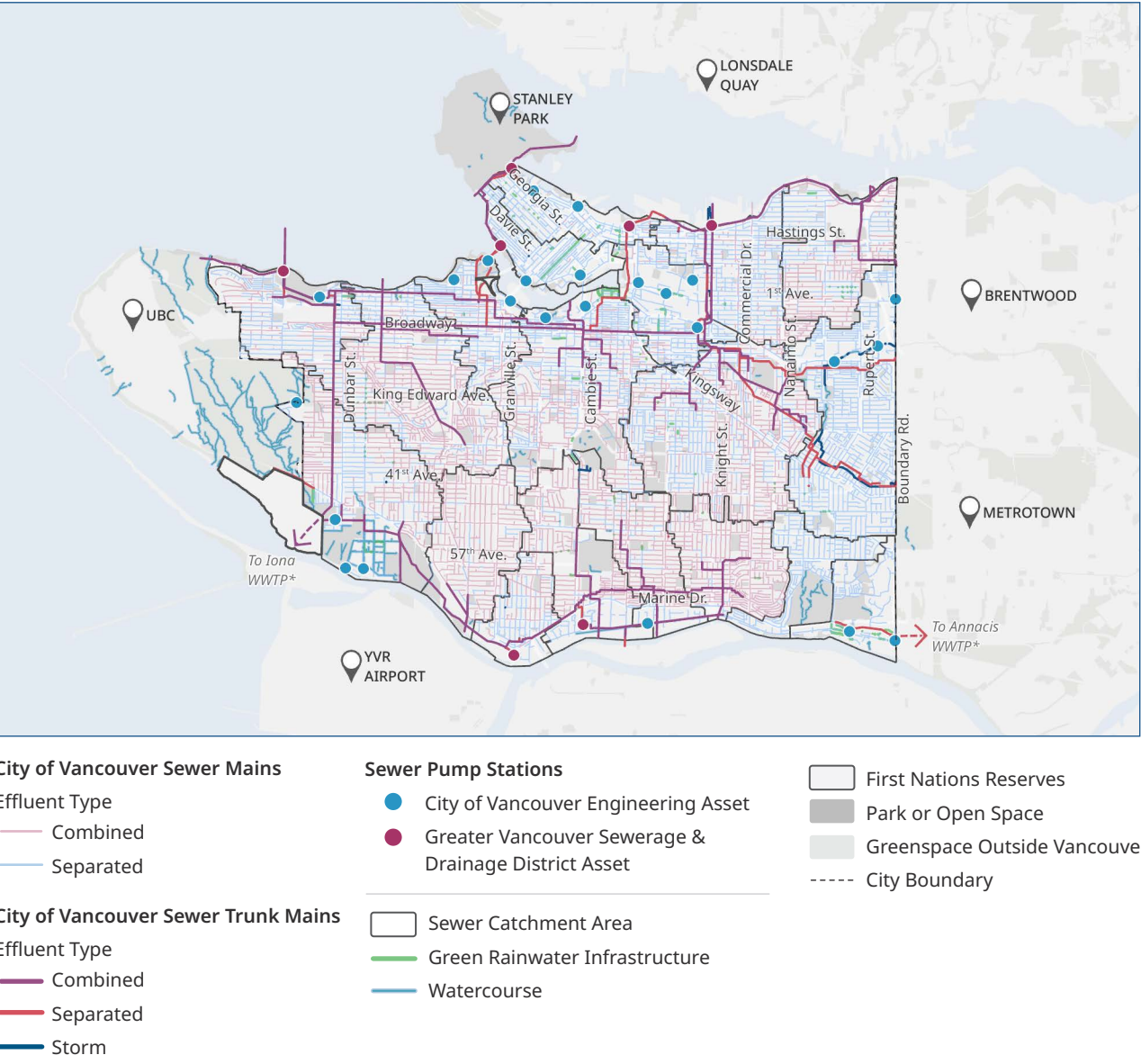
The Healthy Waters Plan

The **Healthy Waters Plan** will guide long-range investments, policies, and programs to address pollution from combined sewer overflows (CSOs) and urban rainwater runoff, meet the growth needs of the city, and tackle key risks related to climate change and aging infrastructure. Key directions were adopted in early 2025, and work is now underway to develop an adaptive implementation and financial plan. As compared to business as usual, the Healthy Waters Plan aims to deliver a greater reduction in overall pollution impacts at a significantly lower cost, while also delivering on other critical objectives relating to infrastructure condition, livability, ecosystem health, climate adaptation and flooding risk reduction. The local Nations and Metro Vancouver are critical partners in this work.



Hinge Park Wetland (Source: City of Vancouver)

Map 20: Sewer and drainage infrastructure



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Direction 10.2: Manage Water on Boulevards, Sidewalks, and Streets

Manage water on public property to address climate change risks and achieve associated co-benefits



Sunset Park Bioswale (Source: Shannon Mendes)

Climate change impacts, including heat island effects, droughts, flooding, and sea level rise, are worsening the inequity and affordability of the City’s water management systems. This calls for a shift in how the City plans and provides services to communities, including leveraging the use of public land to manage rainwater closer to where it falls, while enhancing ecosystems and public spaces. Planning for risks associated with the floodplain can be reviewed in **Part 5 12. Hazardous Lands and Risk Reduction**.

- Policies**
- 10.2.1 Reallocate parts of the public right-of-way (e.g., streets and sidewalk areas) to expand the breadth and scale of nature-based assets such as green rainwater infrastructure.
 - 10.2.2 Develop a city-wide blue green network of connected park-like streets that manage rainwater, support climate adaptation and biodiversity, and create public space opportunities.
 - 10.2.3 Restore, maintain, and maximize the use of existing natural creeks, streams, and drainage assets.

Direction 10.3: Make Space for Water in Buildings and on Sites

Manage rainwater and optimize drinking water use on private property



Vancouver Convention Centre, green roof (Source: Robert Pennings)

Private property can play a key role in managing all forms of water in the urban water cycle. Building-scale tools, such as harvest and reuse systems, capture rainwater while potentially offsetting drinking water use. On a larger scale, rainwater management approaches, such as wetlands, control runoff while enhancing the community and improving ecology.

- Policies**
- 10.3.1 Develop land acquisition plans and design guidelines to create room for natural buffers, green rainwater infrastructure, and water-adaptive public spaces.
 - 10.3.2 Promote and accelerate the implementation of building-scale drinking water conservation and offsetting, rainwater management, and groundwater protection tools.

Blue green network

The blue green network will manage water along existing rainwater flow paths to capture, clean, and infiltrate water. The network will help reduce flood risk, improve receiving water quality, and replenish our aquifers. The blue green network is envisioned as being part of the larger network of ecological corridors, as shown on **Map 21**.

Blue green network alignments are conceptual and may change subject to future, more detailed planning.

Map 21: Long-term Blue Green Network

- Blue Green Network
- Existing Stream
- Old Stream
- Old Shoreline
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

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Direction 10.4: Manage Solid Waste Responsibly and Reduce Waste

Ensure proper waste collection and disposal, and advance zero-waste practices



Residential solid waste collection (Source: City of Vancouver)

The proper management of solid waste is an integral part of how the city functions and is crucial for maintaining a clean, healthy, and vibrant city. The Vancouver South Transfer Station is for commercial and residential customers to dispose of garbage, and to drop off select recyclable materials. The Vancouver Landfill is in Delta. Managing solid waste includes not only collection and disposal operations, but keeping the public realm clean and safe, setting policies and regulations, building infrastructure, and providing public education. In Vancouver, the Zero Waste 2040 Strategic Plan provides a strategic framework for Vancouver to become a zero waste community that supports sustainable resource use, a healthy economy, affordability, vibrant and inclusive neighbourhoods, and equal opportunity through dramatically reducing solid waste.

Neighbourhoods that offer opportunities to share, repair, reuse, and recycle goods and resources can connect people through zero waste initiatives, inspiring greater community involvement, partnerships, innovation, and sharing of materials. Land use decisions can support the goals of the Zero Waste 2040 Strategy and Climate Emergency Action Plan, and shift to a culture of sustainable consumption.

Policies

- 10.4.1 Provide solid waste management through services, programs, policies, and guidelines that are aligned with the City's Zero Waste 2040 Strategic Plan, Metro Vancouver's Integrated Solid Waste and Resource Management Plan, and provincial regulations.
- 10.4.2 Encourage, support and enable residents, businesses, and institutions to prioritize avoid, reduce, and reuse as the most preferable waste management options, followed by recycling and composting, with disposal to landfill or incinerator as the least preferred option.
- 10.4.3 Promote flexible building use/reuse and reduce the need for demolition, through approaches such as regulations, stakeholder engagement, outreach and education.
- 10.4.4 Identify and secure space on both public and private property to enable a system of neighbourhood and city-scale materials management to support a circular economy, zero waste initiatives, and local job production.
- 10.4.5 Create efficient and convenient public and private waste management systems that meet the needs of a densified urban environment and minimize impacts on the public realm and environment.
- 10.4.6 Integrate opportunities to create environmental, social, and economical benefits from waste management systems.

Direction 10.5: Energy and Communication

Support and deliver heat, electricity, hot water, steam, and telecommunications services to all residents



False Creek Neighbourhood Energy Utility (Source: City of Vancouver)

Coordinating with third-party utilities that provide energy and telecommunications is crucial for a city to support its growing neighbourhoods. By aligning efforts with these providers, the City can ensure that essential services such as energy and telecommunications are seamlessly integrated with City-owned utilities like water, sanitary, and drainage systems. This collaboration helps to optimize the use of shared street rights-of-way, minimizing disruptions during maintenance and construction, and enhancing the overall efficiency of infrastructure development. Moreover, such coordination fosters a more resilient and adaptable urban environment, capable of meeting the evolving needs of its residents while promoting sustainable growth and development.

Policies

- 10.5.1 Continue to work with third party utility providers (including BC Hydro, Fortis, and telecommunications companies) to ensure compatibility with City infrastructure and sufficient delivery of services to support growing neighbourhoods.
- 10.5.2 Integrate sustainable energy solutions into area planning by promoting and expanding low-carbon thermal energy networks, like the City-owned Neighbourhood Energy Utility, to reduce carbon pollution, make use of waste heat, and enhance energy resilience by alleviating pressure on the electrical grid.

False Creek Neighbourhood Energy Utility

The City owns and operates the False Creek Neighbourhood Energy Utility (NEU), which extracts heat from our sewage system and delivers low carbon building heating and hot water to neighbourhoods in the False Creek area. The NEU is supporting the City's work on the **Climate Emergency Action Plan – Big Move #4 - Zero Emissions Space and Water Heating.**

Map 22: False Creek neighbourhood energy utility coverage area





Produce store (Source: City of Vancouver)

11. FOOD SYSTEMS

Vision: Vancouver’s resilient food system supports people, the environment, and the economy. Residents have equitable access to food and food-related spaces and infrastructure.

Access to food is a basic human right and defining element of day-to-day life. Food systems, which include the infrastructure and processes needed for food production, processing, distribution, sales, and waste management, added terre a key element of city-building. Food plays a powerful role in connecting people to each other, their cultures, and the land and water. Food can be leveraged to build resilience, improve equity, support human and economic health outcomes, and reduce environmental impacts.

The City is committed to a just and sustainable food system for all. About 10 percent of Vancouver households have inadequate access to food due to financial constraints. This rate is higher among equity-denied groups such as racialized and Indigenous residents, who also experience below average access to food assets such as grocery stores and urban agriculture spaces. Colonization and erasure of Indigenous identity has depleted important food sources and interrupted the intergenerational transfer of Indigenous cultural practices around food. Further, important food assets face risk of displacement, and many neighbourhoods

lack essential services such as charitable food programs.

The food system is also a major climate change driver, contributing up to one third of global GHG emissions. Food supply chains are vulnerable to disruption from increasingly frequent global climate, health, political, or economic events. Senior governments have jurisdiction over many food system components, yet cities also have a unique responsibility to take action through land use planning strategies.

Connection to existing policies



Vancouver has long taken an active role in food policy, adopting the **Vancouver Food Strategy** (2013), the **Local Food System Action Plan** (2021), and including food systems objectives in numerous area plans. The Vancouver ODP builds on this work with new policies to advance an equitable and resilient food system, in relation to land use planning.

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Direction 11.1: Equitable and Resilient Food System

Support the development of an equitable and resilient food system



Collingwood dinner program (Source: City of Vancouver)

Utilize a holistic approach to sustain and grow food supply chains and community-based food initiatives in an equitable and resilient way. This involves working with partners; creating spaces to celebrate, grow, and share food; increasing access to food; and supporting a circular food economy.

Food assets are places where people can grow, prepare, share, buy, receive or learn about food.

There are two **broad categories**:

- The food supply chain (e.g., urban farms, food wholesale, retail, and manufacturing infrastructure)
- Community resources (e.g., urban agriculture and harvesting spaces, community kitchens, and locations for food sharing and celebration)

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Policies

- 11.1.1 Improve food access across the city by supporting food-related retail and services (e.g., grocery stores, food banks, farmers markets, restaurants) and by expanding commercial-retail opportunities in more neighbourhoods. Include consideration for culturally appropriate options where possible.
- 11.1.2 Secure additional space, reduce barriers, and create incentives for food and medicine gardens, urban farms, and harvesting (e.g., berries, shellfish and fish) to advance reconciliation, increase opportunities for local food production, and build connection to land and waters.
- 11.1.3 Support and strengthen Vancouver’s food supply chains (such as food wholesale, retail, and manufacturing uses, food hubs, farmers markets, and urban farms) and address displacement of these critical food assets.
- 11.1.4 Leverage new development and/or community infrastructure to ensure integration of community food assets such as sites for cultural celebration, neighbourhood food storage, growing, harvesting, programming, and sheltered picnicking facilities.
- 11.1.5 Address climate change, biodiversity, water systems, and waste management through food system interventions (e.g., encourage urban farming that enhances biodiversity).



King tides overtop Marking High Tide in David Lam Park
(Source: Stewart McIntosh)

12. HAZARDOUS LANDS AND RISK REDUCTION

Vision: Vancouver is safer by understanding its hazards and risks and proactively mitigating and adapting to them.

The impact of hazards is wide-ranging. Hazards can affect physical and mental health, damage buildings, infrastructure, ecological systems, and disrupt services and the economy.

According to the 2024 Hazards, Risks and Vulnerability Assessment, the highest risk hazards to Vancouver are earthquakes and extreme heat events, though risks will change over time. Climate change is increasing the likelihood and severity of many hazards, and may cause new hazards to emerge. Reducing disaster risk not only benefits social and economic development but can reduce cost to governments and society. In order to make sound disaster risk reduction investments, cities need to better understand their hazard risks and strengthen risk governance.

This chapter focuses on lands subject to hazardous conditions, and maps areas prone to flooding, extreme heat, or particularly vulnerable to impacts of extreme rainfall events or earthquakes. Additional hazardous

conditions exist – such as areas of steep slope, rail corridors and industrial areas where hazardous materials can be present, areas more vulnerable to interface fire, hydrogeological areas of concern, and areas more prone to poor air quality. These have the potential to impact groups of people differently, due to societal structures, vulnerabilities and differential exposure. These lands require special consideration to address community health and safety and potential for damage to buildings and infrastructure, as well as potential impacts to natural environments. For these reasons, appropriate precautionary measures through professional studies and assessments are needed in order to guide safe development, building design, construction, and long-term maintenance and monitoring. Locating and designing development to reduce the risk of exposure to natural hazards is a key component of resilience and adaptation, ensuring public safety and reducing property loss.




The maps included in this chapter show general areas where hazardous conditions exist. The maps are not intended to be interpreted at the site-specific level. Further, additional hazards exist for which the City does not yet have reliable city-wide mapping data; additional mapping is anticipated. To determine the risk and appropriate risk mitigation measures at the site-specific level, site-specific professional studies and assessments are needed. and assessments are needed.

Connection to existing policies



The **Hazard Risk and Vulnerability Analysis** (HRVA) (2024) is a high-level study of the hazards that may impact a community and their potential consequences to people, property, environment, economy and critical infrastructure. The work connects closely to the **Climate Change Adaptation Strategy** (2024) and **Resilient Vancouver Strategy** (2019). The Vancouver ODP plays an important role advancing this work by integrating hazard risk awareness and mitigation into city-wide land use policies and planning.

Icons indicate policies that are advancing:

-  Reconciliation
-  Equity
-  Resilience

“A False Creek” artwork under the Cambie Bridge showing sea level rise (Source: Arzen Chan)





King tides overtop the Seawall (Source: City of Vancouver)

Flood Hazard

Vancouver is exposed to various flood hazards. **Map 23** shows potential surface flood hazard areas that are relevant for consideration in area planning, including land use and type of development, infrastructure, public space, and amenity considerations. **Map 23** is limited to higher scale hazard conditions that are relevant for area planning considerations and does not map flooding at all scales.

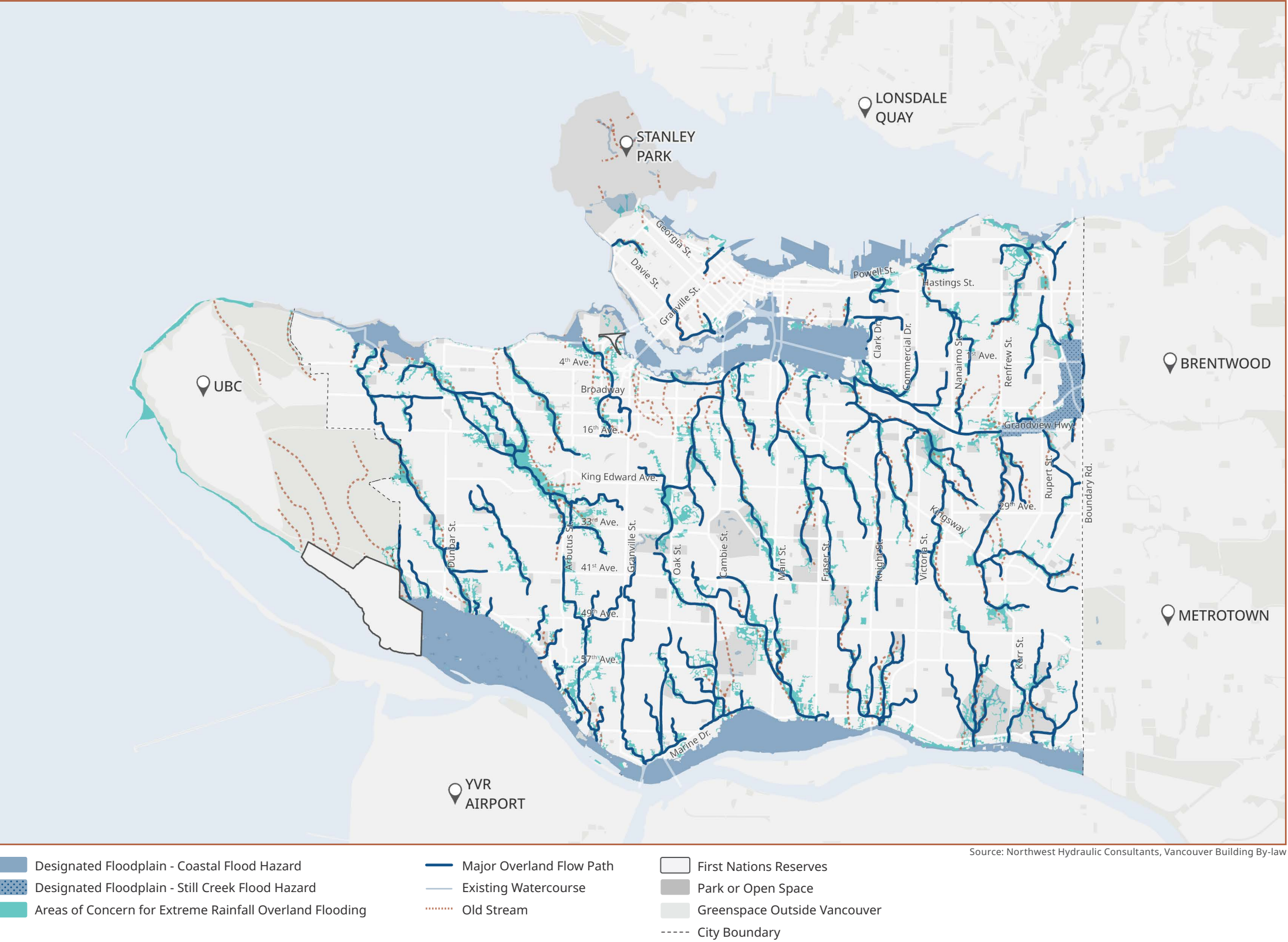
Other flood hazards not included on **Map 23** include, but are not limited to, sewer capacity and basement flooding, groundwater related flooding, and shoreline erosion and damage due to waves and currents.

The City regulates building design in flood hazard areas through the *Vancouver Building By-law*. At this time, extreme rainfall overland flow hazard is not included in the By-law’s designated floodplain requirements. Over time, new policies and/or regulations may be developed to address risk associated with this hazard, as called for in the *Climate Change Adaptation Strategy*.

- Designated Floodplain - Coastal Flood Hazard:** Areas within the designated floodplain, based on an extreme coastal storm (combination of tide, storm surge, and waves) incorporating 1m of sea level rise anticipated by the Year 2100.
- Designated Floodplain - Still Creek Flood Hazard:** Areas within the designated floodplain, based on an extreme creek flow event incorporating increased rainfall intensities anticipated by the Year 2100.
- Areas of Concern for Extreme Rainfall Overland Flooding*:** Areas where an extreme rainfall event and associated overland flow may cause multi-parcel inundation, based on an extreme, short-duration, high-intensity rainfall event incorporating increased rainfall intensities anticipated by the Year 2100.
- Major Overland Flow Paths*:** Approximate alignment of major overland flow with varying depth and velocity during an extreme rainfall event (specific alignment to be confirmed with more site-specific analysis).
- Old Streams*:** Approximate alignment of historic streams that were destroyed, buried, and/or diverted into sewers as Vancouver was developed.
- Existing Watercourses*:** Existing open channel watercourses.

*Layer is not shown within the designated floodplain

Map 23: Surface flood hazard areas



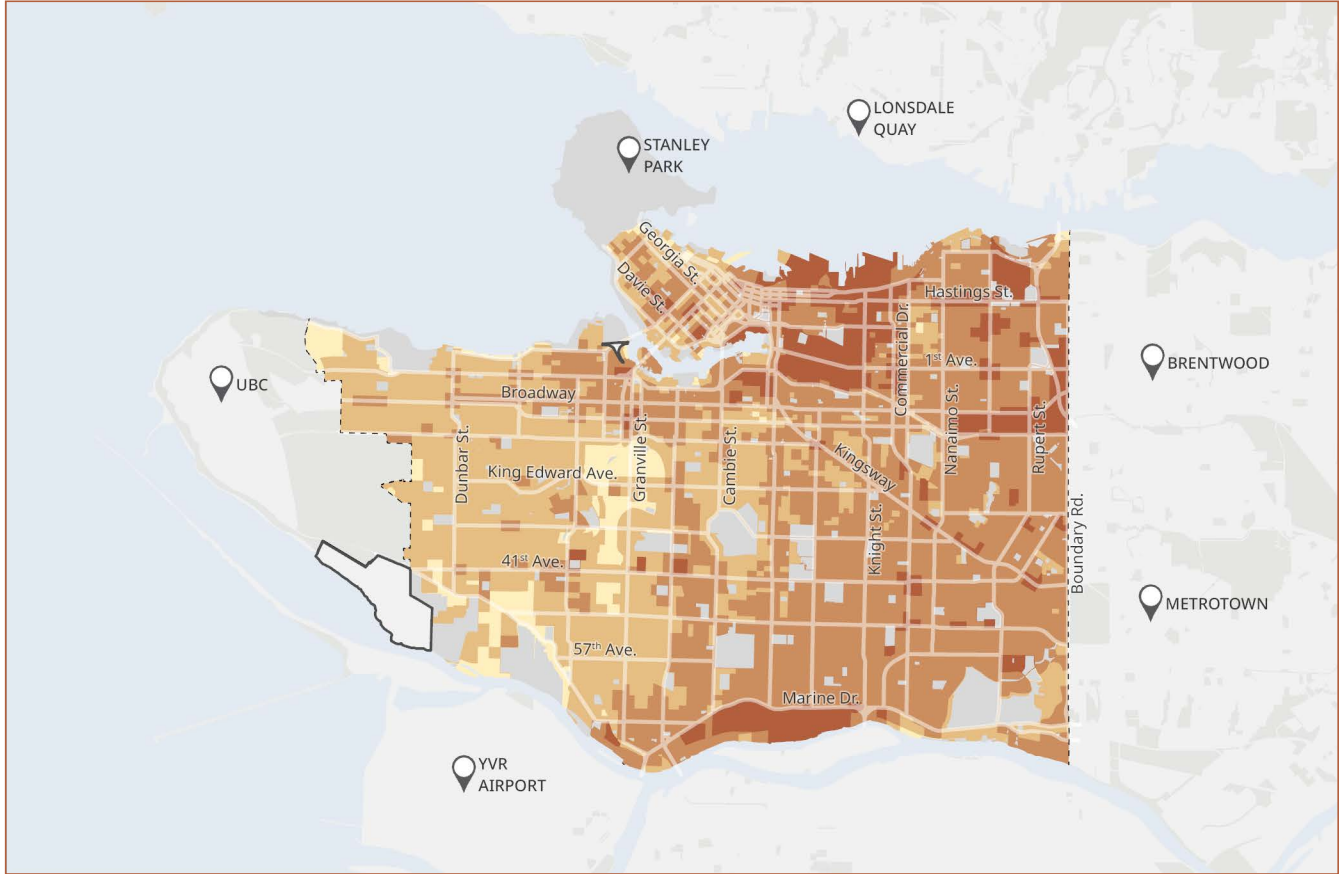
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Extreme Heat Hazard

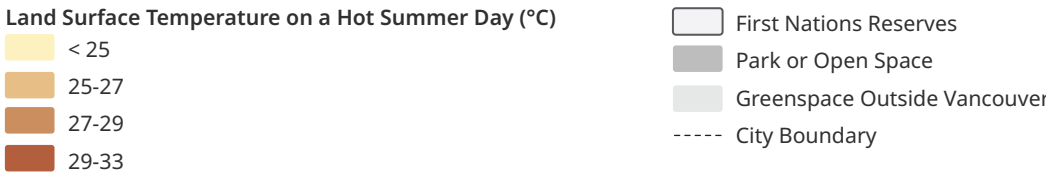
Extreme heat can result in ecosystem stress, infrastructure damage, and increased mortality (particularly for equity-denied individuals due to structural and societal factors). This hazard is being amplified by climate change. **Map 24** shows the range of land surface temperatures recorded on a hot summer day aerial flight, depicting areas of highest and lowest relative risk. Specifically, data was from the June 2021 heat dome event. Factors that influence surface temperatures include proximity to the water, amount of greenspace, and tree canopy coverage.

The extreme heat hazard map, especially when combined with equity-focused analysis, should inform design approaches for development within different parts of the city, including landscaping, roofing and building design to reduce heat island effect, promote passive cooling, and ensure active cooling where needed. Mapping could also inform investment prioritization for building retrofits, tree canopy expansion, installation of cooling features in the public realm, and infrastructure planning and design.

Map 24: Extreme heat hazard



Source: USGS Land Surface Temperature image (2021), Vancouver Climate Change Adaptation Strategy (2024)



Seismic Hazard

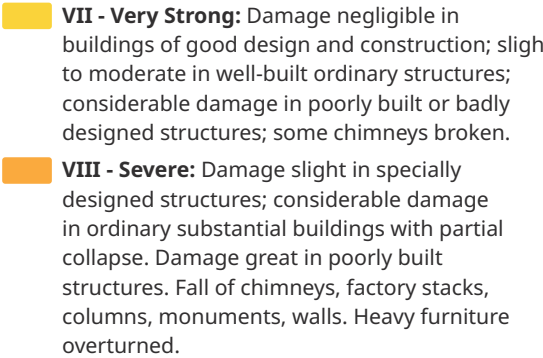
Vancouver is at daily risk of a damaging, life-changing earthquake. Recently the City, in partnership with Natural Resources Canada, completed a comprehensive seismic risk assessment of the city's 90,000 buildings. This assessment determined that an M7.2 planning scenario earthquake in the Georgia Strait, one with ground shaking near to those required for new building design within the *Vancouver Building By-law* (VBBL), could lead to over 6,100 extensively or completely damaged buildings, leading to as many as 1,300 casualties and over one third of residents disrupted or displaced for over three months. **Map 25** shows that the entire city is impacted by very strong to severe shaking during this scenario earthquake.

Map 26, reflecting recent seismic susceptibility and hazard mapping by the University of Western Ontario and the Institute for Catastrophic Loss Reduction (Metro Vancouver Seismic Microzonation mapping, 2025), identifies areas where the city will be impacted by liquefaction and amplification during an earthquake with ground shaking equivalent to that within the 2025 VBBL (i.e., 2 percent

Map 25: Ground shaking intensity



Modified Mercalli Intensity scale



Note: The Modified Mercalli Intensity Scale ranks shaking intensity based on observed effects, ranging from imperceptible shaking to catastrophic destruction.

in 50 years). Amplification is where variable soil and basin conditions are expected to cause ground shaking to be increased in amplitude or intensity (i.e., amplified). This leads to more extensive damage in buildings and infrastructure. Liquefaction is where the ground behaves like a fluid during strong shaking, leading to buildings or roads to sink, shift, and experience more extensive damage.

When layered onto the City's seismic risk mapping, these maps can better inform building seismic risk reduction, other risk mitigation initiatives, and emergency response and recovery planning. They can also inform local earthquake engineering practice and have the potential to guide future area-specific land use planning as well as development and building construction standards.

Areas of Liquefaction

Areas of Amplification:

Shorter Buildings Moderately Impacted: Areas where moderate amplification will occur at shorter wave periods¹ because of thinner and/or stiffer soil conditions, likely leading to more extensive impacts from amplified seismic forces in shorter buildings (i.e., those six or fewer storeys)

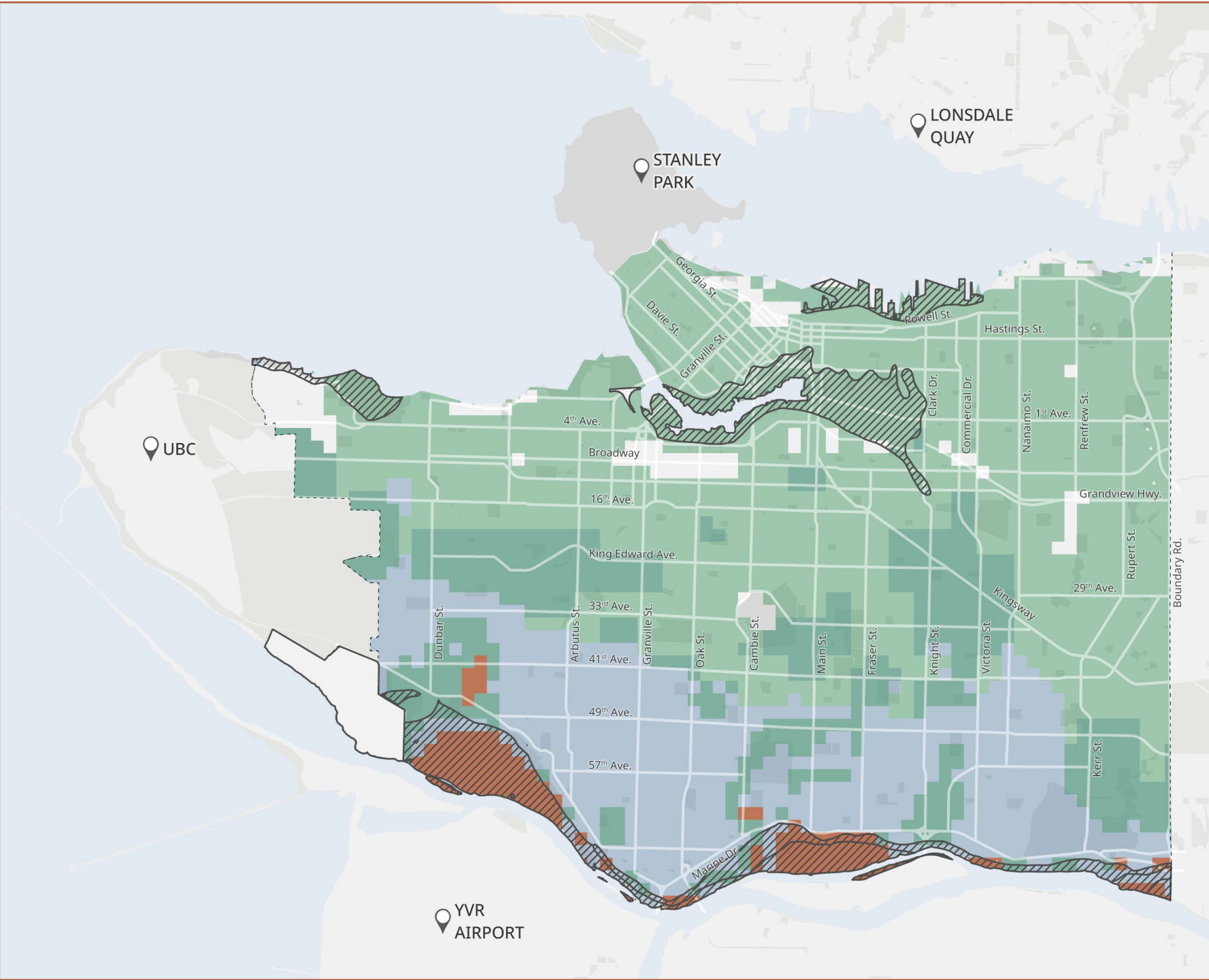
Shorter and Taller Buildings Moderately Impacted: Areas where moderate amplification is expected for both short and long periods¹, likely leading to higher risk for buildings of all heights

Taller Buildings Moderately Impacted: Areas where moderate amplification will occur at longer wave periods¹ because of thicker and/or softer soil and basin conditions, likely leading to more extensive impacts from amplified seismic forces in taller buildings (i.e., those 7 or more storeys)

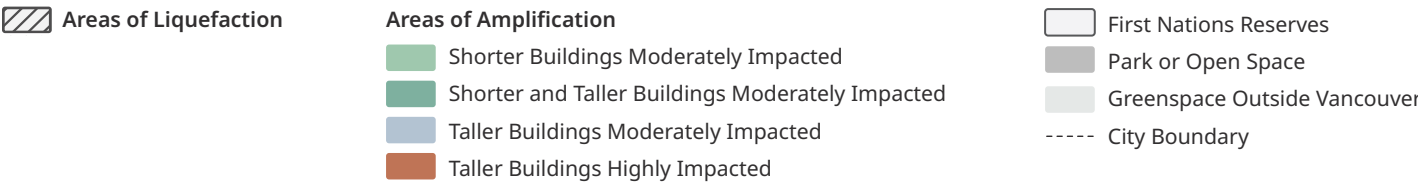
Taller Buildings Highly Impacted: Areas where longer period¹ shaking will be amplified the most, likely leading to extensive impacts from amplified seismic forces in taller buildings

¹Short spectral periods correspond to short wavelengths and thereby rapid or fast wave vibrations. Long periods correspond to long wavelengths and thereby slow swaying or rocking wave motions. Note that amplification is relative, referenced to a baseline dense soil or soft rock ground condition. Amplification at longer spectral periods (> 2.0 seconds period) includes amplification due to the Georgia sedimentary basin which is not included in any Canadian or British Columbia seismic design guidelines or codes.

Map 26: Areas of amplification and liquefaction



Source: Metro Vancouver Seismic Microzonation Mapping Project (2025)



Direction 12.1: Understanding Risk

Deepen our knowledge and understanding of hazard risks



Sea2City design charrette (Source: City of Vancouver)

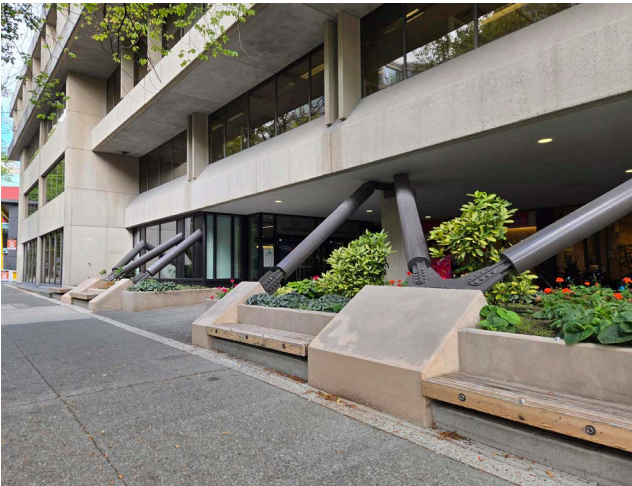
In order to make sound city-building decisions, communities need to better understand hazard risks. The 2024 *Hazard, Risk and Vulnerability Analysis* provides a high-level summary of hazards of greatest concern, their overall likelihood now and in the future, and their potential impacts to people, infrastructure, buildings, environment, and economy. Many physical risks can be mitigated by the City through effective information sharing with the community and strategic land use planning through the City’s role as a regulator. The following policies identify approaches to support this work and further our understanding of areas across the city subject to hazardous conditions.

Policies

- 12.1.1 Establish a city-wide, comprehensive approach to collect, manage and use data, mapping, modelling, and knowledge about our hazards and risks.
- 12.1.2 Continue to maintain and regularly update the City’s Hazard, Risk and Vulnerability Analysis in alignment with the provincial Emergency and Disaster Management Act and Disaster and Climate Risk and Resilience Assessment.
- 12.1.3 Engage with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliwətał (Tsleil-Waututh) Nations to incorporate Indigenous concepts, ways of knowing and histories related to hazards and resilience.
- 12.1.4 Centre the voices and needs of disproportionately impacted communities to reframe and transform the way we understand risks and prepare for the future.
- 12.1.5 Broadly share hazard, risk and vulnerability information with the community and partners to embed proactive resilience planning into all city-building processes.

Direction 12.2: Risk mitigation and preparedness

Proactively reduce risk through land use planning and policy development



Seismic upgrades at City Hall Annex (Source: Arzen Chan)

Neighbourhoods have the opportunity to be built and designed in ways that enhance their resilience to hazards. Thoughtful, risk-informed planning and resilience-building can significantly reduce or even prevent disasters. While past choices have created some risks, the decisions we make now and in the future can greatly diminish those risks.

Policies

- 12.2.1 Coordinate efforts, internally and with partners, to manage hazards and embed resilience in land use planning as well as planning and location decisions for new municipal utilities, assets, operations, and community services.
- 12.2.2 Continue to regulate development, require additional studies or information to determine suitability for development, and identify potential risk mitigation measures for development within hazardous areas (e.g., through requirements and regulations in the Vancouver Building By-law); and improve regulations and policies over time.
- 12.2.3 Consider hazardous lands in area planning, including considering limiting development on lands subject to hazardous conditions, or strategically allowing for redevelopment or changes in use where existing infrastructure or development is particularly vulnerable to risk, giving careful consideration to displacement impacts.
- 12.2.4 Develop City policies and leverage partnerships with provincial and federal governments to reduce risks and adapt buildings and infrastructure subject to hazards like earthquakes, flooding, and extreme heat.
- 12.2.5 Development sites near rail facilities should reflect design solutions and incorporate risk mitigation measures tailored to the unique local context to address potential hazards from heavy passenger and freight rail, as well as health and safety concerns such as noise, vibration, and emissions. This may include separating certain uses from rail facilities and providing and constructing engineered solutions to mitigate derailment risk.

PART 6: IMPLEMENTATION

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Children jumping (Source: Chani Joseph)

INTRODUCTION

The Vancouver ODP provides land use directions and policies to advance the long-term vision for how the city will grow over the coming decades. Development within the city must be consistent with the Vancouver ODP. As such, the ODP will inform development review, as well as guide public investment decisions and resource allocation.

The ODP is also a key overarching Plan establishing direction for other plans, policies and regulations.

Regular monitoring and evaluation of the Plan's implementation will ensure the City progresses towards achieving its stated goals and directions.

VANCOUVER ODP IMPLEMENTATION

The Vancouver ODP will be realized through a combination of city-led policy development and action and managing development to ensure that it is consistent with the Plan. Specifically, Plan implementation will include:

- 1 Developing new area plans and policy
- 2 Aligning and streamlining existing policies and regulations
- 3 Ensuring rezoning application consistency
- 4 Managing assets and servicing growth



Keys to the Streets program, a collaboration between CityStudio, VIVA Vancouver, community organizations, individuals, and businesses (Source: Donny Wong)

1 Developing new area plans and policy

Area Plans

The ODP’s Urban Structure Strategy establishes high level expectations for growth and change across the city, and functions as a guide for additional area planning. In some parts of the city, area planning has recently taken place. In these areas, the Generalized Land Use designations reflect the area plan and implement the Urban Structure Strategy. In other parts of the city, additional area planning is needed to implement the Urban Structure Strategy (e.g., for Villages and Neighbourhood Centres), and to clarify expectations and opportunities at the area-specific level. Over time and as area planning continues, the GLU will be updated to more closely align with the Urban Structure Strategy.

Future area planning work will entail continued engagement with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations, partners, and the public.

New Policies

The Vancouver ODP also calls for creating additional policies, programs and regulations to advance the directions of the Plan. Part of implementation will be continuing that work, in collaboration with the local Nations, other partners, and the public. Any new topic-specific plans and strategies developed by City departments will also be guided by the directions in the ODP, and will need to be consistent with the ODP.

2 Aligning and streamlining existing policies and regulations

Currently, the City has a great number of policies, guidelines, and regulations that inform land use and development decisions. These include area plans (e.g., community and corridor plans), specific rezoning policies, policy statements, area-specific official development plans, etc. This ODP is Vancouver’s first city-wide statutory land use plan. Future work will include repealing all existing area and topic-specific ODPs by June 30, 2030 and creating new regulations and policies as needed, resulting in only one ODP. Additional efforts are underway to align Vancouver’s land use framework with the city-wide ODP, including establishing standardized district schedules, which will result in clearer and streamlined implementation.

Aligning Zoning with the ODP



The City is on a journey towards greater policy and regulatory clarity and simplicity, while holding onto city-building tools that ensure best outcomes for residents. Part of that journey is shifting the land use policy framework to create more predictability for prospective applicants and enable more development as-of-right. Over the years, the City has initiated various rezonings to implement portions of Area Plans, and to align zoning with policy. Implementation of the ODP will continue this work by bringing forward more City-initiated rezonings to standard district schedules where appropriate. This will mean that, over time, more parts of the city will have zoning entitlements that align with the GLU.

3 Ensuring rezoning application consistency

Realization of the Vancouver ODP will, in many ways, be through development. The Vancouver Charter requires that development may not be contrary to or at variance with the ODP (functionally, development must be consistent with the ODP). Because zoning entitlements are not being changed by the ODP, applications proceeding under existing zoning will not be impacted by this requirement. Rezoning applications, however, will be evaluated for their consistency with the GLU designations conveyed on the GLU map, as well as other policies of the ODP. Approval of rezonings that are contrary to or at variance with the ODP will be contingent upon amendments to the ODP.



Science World overlooking False Creek (Source: City of Vancouver)

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4 Managing Assets and Servicing Growth

The Vision of the ODP will also be advanced through asset management and investment in infrastructure and amenities, as called for in the Plan. Several components of the ODP will inform this work, including:

- the growth projections embedded in the Plan,
- the infrastructure and amenity priorities expressed in policy directions, and
- the maps outlining the vision for future infrastructure and amenities, such as future parks and greenways.



Cambie Plaza (Source: City of Vancouver)

These priorities, especially provision of new or expanded growth-related infrastructure and amenities, can be delivered partly by development, through fees and charges, and development requirements. Financing growth tools are being updated to strike the right balance between ensuring development contributes appropriately to growth-related costs, while maintaining project viability, as required by the Vancouver Charter.

Long range city capital planning also seeks to ensure assets are maintained and new amenities and infrastructure are delivered. The City has begun work on a public infrastructure investment framework, which will establish service levels that are achievable within the City’s long-term financial capacity, and inform future capital plans and budgets. Projections and directions in the ODP will inform this framework, and future ODP updates will in turn reflect the infrastructure and amenity priorities of the framework.

Meeting the needs of a growing, changing city means addressing the growing gap between City revenues and the needs of residents and businesses, and finding the right balance to realize the city’s future vision at a cost that is affordable to residents and businesses. Challenges include limited financial resources, as well as competing priorities for limited City-owned lands, and aging infrastructure. The City relies, critically, on senior levels of government to support the delivery of infrastructure and amenities, including aspects that are crucial to complete neighbourhoods, such as schools, childcare, affordable housing, and transit infrastructure.

Utility Capacity



Vancouver relies on its utilities and water resources to provide daily needs, safeguard public health and safety, and support a functioning city and economy. Utilities are often unseen, largely underground networks of pipes and cables that carry drinking water, sewage, rainwater, energy (electricity, gas, hot water, steam), and communications services. Implementing the Plan will mean continuing to work closely with other service providers, such as Metro Vancouver, BC Hydro, Fortis BC, and others, to plan and deliver these critical services.

The City is continuously working to align land use planning and utility planning to maximize the value of infrastructure investments. In order to provide greater housing choice and job opportunities (more complete neighbourhoods), utility upgrades may be required to support new development in some circumstances.

A LIVING DOCUMENT

Updating the Plan

As the long-term vision for how Vancouver grows and changes over time, the ODP will be regularly updated in response to a changing context and as new information becomes available, generally on a five-year cycle.

The next update is anticipated to be in 2030, and related to legislated deadlines to repeal all existing topic and area-specific ODPs, as well as reflect the

anticipated updated Housing Needs Report. Following that update, the Plan is anticipated to be reviewed at least every five years, in alignment with subsequent Housing Needs Report updates, and revised where necessary. These regular updates will ensure that the ODP continues to reflect the latest demographic and housing changes and projections, regional planning directions, and capital planning.

Reconciliation, UNDRIP and ODP Implementation



Reconciliation is a foundational principle of the ODP. The Plan commits the City to engage and collaborate with the local Nations when developing significant land use policies, and exploring opportunities to align strategies, plans and principles. Implementation of the ODP will entail new policy work, which will include working collaboratively to dismantle processes and procedures that perpetuate and maintain injustices and inequities.

Vancouver’s UNDRIP Strategy and its Calls to Action are an overarching framework guiding the City’s reconciliation efforts. As implementation of the UNDRIP Calls to Action continues, City-initiated amendments to the ODP may be brought forward for consideration, to ensure that the ODP does not create barriers to the advancement of UNDRIP Calls to Action.

The foundational commitments to reconciliation and advancement of the UNDRIP Strategy will also inform evaluation of applicant-led ODP amendments. Applications that advance reconciliation, for example, should be considered to have a community benefit.

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Amendments to the Plan

Outside of regular updates to the Plan, Council may amend the ODP by by-law, either through City-led amendment processes, or as a result of development applications.

City-Initiated Amendments

In addition to the City-led reviews and Plan updates described above, the City may initiate amendments to the plan outside of the five-year cycle. These may be pursued as a result of more specific policy development, or a new area plan that triggers the need for an ODP amendment (e.g., a change to a GLU designation on one or more parcels). Council may wish to amend the Plan to respond to changes such as new major infrastructure investments by senior government; changes in federal and provincial government policy; and shocks or stresses impacting the city, such as climate change, earthquakes, pandemics, and others. Additionally, the City could initiate a site-specific ODP amendment to change the GLU designation of a City-owned parcel of land.



City Hall and City Hall Gardens
(Source: City of Vancouver)

Privately-Initiated Amendments

As described above, the Vancouver Charter establishes that Council may not authorize or permit development “contrary or at variance with” the ODP. As such, approval of a rezoning that is not consistent with the ODP would be contingent upon a successful ODP amendment.

The ODP is intended to capture the long-range land use aspirations of the City and was built in alignment with current policy, meaning site-specific privately-initiated amendments are anticipated to be minimized. However, sometimes a change may be warranted to take advantage of a new or unforeseen opportunity. Further, the GLU designations do not yet completely reflect the longer-range Urban Structure Strategy established in the Future Growth chapter. City-led area planning will be prioritized over allowing for site-specific applications ahead of policy. Development applications that are generally aligned with the Urban Structure Strategy but not consistent with the GLU designation of the parcel will be considered inconsistent with the ODP.

Review of amendment applications will include evaluating the public interest and the balance of trade-offs, such as:

- the scale and substantiveness of the proposed change;
- the degree to which the proposal presents an opportunity to advance the aspirations, principles, vision, directions, and policy objectives of the Plan;
- whether the amendment would result in a substantial community benefit; and
- whether the proposal would trigger the need for an amendment to the Regional Growth Strategy, which would entail an additional process and may or may not be supportable by the regional board.

The above is not an exhaustive list of considerations; procedures and considerations for review of amendment applications will be refined as ODP implementation advances.

PROCESS FOR AMENDING THE PLAN

The Vancouver ODP was built off Vancouver Plan, which was shaped by extensive public consultation and collaboration with the local Nations, school boards, and external agencies. The City is committed to ensuring the ODP continues to reflect community aspirations and priorities of the local Nations.

The Vancouver Charter ensures that consultation occurs in advance of any amendment to the ODP, including a public hearing at minimum. All amendments will require consultation with the school boards, and consideration of consultation with a range of organizations and authorities, including the local Nations. Public engagement will be scaled to a level appropriate to the change being considered. Public engagement is anticipated to be more significant at five-year updates than at interim amendment points. Any changes to the Vision, Foundational Principles, Big Ideas, or the Urban Structure Strategy would also be shaped by more significant public engagement.

Monitoring progress



The Vancouver ODP includes an ambitious vision for a city in greater balance with ecological systems, with complete, inclusive and resilient neighbourhoods where everyone can thrive. This vision will guide a significant amount of city-led work over the coming years, and progress towards it will be tracked. An ODP monitoring program will establish key indicators for working towards the desired outcomes of the Plan. Monitoring will inform the regular five-year Plan reviews, and may include more frequent reporting to inform work planning and policy.

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GLOSSARY

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2S/LGBTQQIA+	Two Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Questioning, Intersex, and Asexual Plus.
Accessible transportation system	A transportation system that can be easily used by people with disabilities or people facing other barriers.
Active cooling	The use of mechanical equipment using electricity as power source, mainly. The most used in the residential sector are three: fans, evaporative coolers and heat pumps.
Active travel	Any mode of travel where people are moving themselves, sometimes with the help of a small mobility device, such as walking, rolling or biking to get around.
Affordable housing	Affordability is a measure of a household's ability to pay for housing – it relates the cost of housing to household income. Housing is considered to be affordable when it comprises 30 per cent or less of a household's total income before taxes.
Amenities	A range of places and facilities such as libraries, recreation centres, parks, plazas, public and non-profit childcare facilities, social and cultural facilities, public art, corner stores, public wifi, and bike share facilities. Amenities make living in the city easier and more enjoyable.
Aquifer	A layer of permeable material below ground where groundwater can be transmitted and stored.
Arts	A wide range of creative endeavors and disciplines, such as visual, literary, or performing arts that express culture and heritage. In Indigenous worldviews, art is not separate from everyday life and work. Stories, agreements, and laws can be carried through songs, dances, carvings, regalia, and weavings.
Assets	A thing or quality that is highly valued or useful. Includes natural assets, neighbourhood assets, cultural assets, heritage assets etc.
Below-market rental	Rental housing that is more affordable than market rental housing and is delivered by the private market through incentives or inclusionary requirements, such as an increase in density. Below-market rental dwelling units are subject to the affordability, form of tenure, duration and other enumerated requirements in the Zoning and Development By-law.
Biodiversity	The richness of plant and animal species, including their genetic diversity, the ecosystems they inhabit, and the ecological processes that sustain them.
Blue green network	Park-like streets that manage water and provide ecosystem services.
Business Improvement Area (BIA)	Specially funded business districts, managed by non-profit groups of property owners and business tenants whose goal is to promote and improve their business district.
Carbon footprint	A measure of the exclusive total amount of carbon dioxide emissions that is directly and indirectly caused by an activity or is accumulated over the life stages of a product or person.
Carbon Pollution/ Emissions	The release of carbon dioxide (CO2) and other greenhouse gases into the atmosphere, primarily from burning fossil fuels, which traps heat and contributes to global warming and climate change.
Car-light or car-free	Spaces—often a series of plazas or streets—where vehicles are not permitted/are only allowed for a limited time/only certain vehicles are allowed (e.g., delivery trucks or local residents).

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Circular economy	An economic model that extends the life cycle of products. Throughout this process, waste is eliminated through the reduction, reuse, repair, and recycling of materials to limit inefficiencies and close gaps within the system. It aims to effectively design out waste.
City-facilitated Childcare	Any childcare that the City has: an ownership stake in, required as a condition of development, or contributed capital funds.
Climate change adaptation	The process of adjusting to current or expected climate change and its effects.
Climate change mitigation	Responding to climate change by reducing greenhouse gas emissions.
Colonization	A process by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land, for the purpose of building wealth. This process used force to intimidate, manipulate, and physically remove Indigenous peoples from their land and extinguish their cultures.
Combined sewer/ Combined sewer overflow	A system in which rainwater and sanitary sewage water is collected in the same sewer. Combined sewer overflow describes an event when the sewer is over capacity and releases a mixture of rainwater and sewage into receiving waters.
Commercial tenant	Person or organization who leases non-residential space and does not live in that space. The term commercial refers to the space and not the activities of the tenant. The commercial tenant can be a business, a not-for-profit, a social enterprise, a community organization, or a government organization, etc. A residential tenant is someone renting a space to live in it.
Community Centre Association (CCA)	Community-based society incorporated under the Societies Act. Plays an important role in contributing to the success of the community centre network, including by delivering programming and services.
Community-serving spaces	Facilities, space, or land, that support the delivery of no- or low-cost community programs that foster well-being and resilience, and promote a sense of belonging, including but not limited to social service programs, public and non-profit childcare, food programs, non-profit administration, arts, cultural, and recreational uses. These spaces are owned and/or operated by public, private, non-profit, or community operators in a variety of program models.
Complete neighbourhoods	Neighbourhoods that include all of the resources to meet most residents’ daily needs – shops, restaurants, flexible work spaces, internet, community services, housing, transit, schools, parks, and other features. These highly walkable neighbourhoods support better livability – they have less reliance on cars, support better physical health, and provide a range of housing options for a diverse mix of people. These neighbourhoods also provide more opportunities for social interaction as people meet and connect on the street, at their favourite coffee shop, local playground, and during everyday activities like walking to get groceries.
Cultural Redress Areas	Ethno-cultural Community Areas where the City has issued recognition or formal apology with strategic, financial, and/or policy commitments to recognize and address historic and contemporary forms of legislative and municipal discrimination, erasure, and displacement. As of 2022, these areas include Chinatown, Hogan’s Alley, Punjabi Market, and Paueru-gai.
Culture	A set of shared attitudes, values, and practices that define people and places, reflecting the lands, waters, heritages, and histories of the place. Culture includes artistic and creative activity, and the goods and services produced by it.
Daily needs	Resources that people typically need access to more than once a week. Examples include shops, restaurants, work spaces, internet, community services, housing, transit, schools, and parks.

Decolonization	The process of surfacing the colonial assumptions, narratives and beliefs that individuals hold and that are embedded in the City’s ways of operating, and beginning to dismantle and reshape these structures.
Drainage system	A system of gutters, pipes, drains or catch basins, and green rainwater infrastructure that together manage urban rainwater runoff.
Ecological corridor	Ecological corridors provide landscaped connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through ESAs.
Ecological network	The interconnected system of natural spaces across the city, composed of both terrestrial and marine areas. The envisioned ecological network is composed of significant ecological attributes within environmentally sensitive areas, and ecological corridors to connect them.
Ecosystem services	The benefits living things obtain from ecosystems. These include food and water; flood and disease control; spiritual and recreational benefits; and supporting services that maintain the conditions for life on Earth.
Empty Homes Tax	An annual tax on the assessed property value of empty or under-utilized properties in the City of Vancouver. The goal of the Empty Homes Tax is to incentivize the rental of residential properties in order to increase the city’s housing supply.
Environmentally Sensitive Areas	Lands that have ecological attributes worthy of special care to preserve their natural state and function, and include terrestrial, aquatic and foreshore areas and watercourses.
Equity-denied groups	Groups who have been excluded from the design of current societal, governmental and legal systems, and who face marginalization and discrimination as a result of that exclusion. These groups are some of the most underserved in our community because of these systemic barriers and include: people who identify as Indigenous, Black people and people of African descent; people of colour and racialized people; people with disabilities and chronic illnesses; people who live with mental health challenges; deaf and hard of hearing people; 2S/LGBTQQIA+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors. Also referred to in the Plan as equity-denied communities.
Ethno-cultural Community Areas	Areas where there is a concentration of cultural heritage assets, services, and/or businesses for or from specific racialized ethnic communities (e.g., Black and African descent communities, Punjabi, Chinese, or Vietnamese) or white ethnic communities (e.g., Greek, Italian, or Ukrainian).
Fossil Fuels	These include coal, oil and methane or natural gas, which were formed over millions of years from decomposing plants and animals. When burned as fuels, they emit carbon dioxide. Burning fossil fuels is the main cause of the global warming and climate change happening now.
Green Rainwater Infrastructure (GRI)	Rainwater infrastructure that uses soils, plants, trees and built structures such as blue green roofs, swales, rainwater tree trenches, and rain gardens to capture, store, and clean rainwater before being absorbed in the ground or returning it to our waterways and atmosphere. GRI can also include the harvest and reuse of rainwater.
Greenhouse gases (GHGs)	Gases such as carbon dioxide and methane that trap heat in the Earth’s atmosphere.

Greenway	High-quality active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. Greenways form a city-wide network across neighbourhoods and provide access to key destinations such as parks, schools, and community spaces.
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.
Habitat	The area or type of environment in which a species of plant or animal lives such as a woodpecker in a forested habitat or tidepool fish in an intertidal marine habitat.
Heritage/Cultural heritage	Tangible heritage (physical artifacts like buildings, monuments, and collections of objects; or preserving and restoring buildings and monuments) and intangible or living heritage (such as oral traditions, performing arts, rituals, celebrations, practices that express culture inherited from ancestors and passed on to descendants).
Heritage District	A place comprising a group of buildings, structures, landscapes and/or archeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community.
Housing co-op	An organization incorporated under the Cooperatives Association Act that provides housing to its members. Most housing co-ops in Vancouver are non-profit co-ops. These non-profit co-ops are included under the definition of social housing.
IBPOC	IBPOC is a contemporary term that refers to Indigenous, Black and People of Colour.
Indigenous Rightsholders	Aboriginal rights are rights held by Indigenous peoples, not by virtue of Crown grant, legislation, or treaty, but as inherent rights by reason of the fact of Indigenous Peoples’ pre-existing occupation, stewardship and self-government over lands now making up Canada. These rights are recognized in Section 35 of the Canadian Constitution. In Vancouver we acknowledge Musqueam, Squamish, and Tsleil-Waututh as the local Nations in these territories and follow a distinctions-based approach to engagement. As such we respect and engage with Indigenous Peoples according to their unique rights, governance systems, and self-determined priorities.
Infiltration	The ground’s ability to allow water movement into and through the soil. For example by absorbing and holding water to support plant life.
Inter-jurisdictional	Areas overseen by two or more governmental bodies. For example, Still Creek spreads between the City of Vancouver and the City of Burnaby, therefore the watershed system is inter-jurisdictional.
Intersectionality	A framework that explores how different forms of systemic oppression like racism, classism, and sexism intersect and create compounding, negative effects.
Land-based cultural practices	An Indigenous worldview that recognizes the deep physical, mental, emotional, and spiritual connection that people, knowledge, and values have to the land and the environment. It recognizes that every place has its own unique environmental conditions that need to be respected and considered holistically in every land management decision.



Sunset Park bike path (Source: Shannon Mendes)



Restored Vancouver Salt Company building in Southeast False Creek (Source: City of Vancouver)

Last mile delivery/logistics	Last leg of a journey comprising the movement of goods to a final destination, e.g., delivering packages to residential homes or businesses.
Livability	How well a place is able to meet the needs of those living there and support quality of life, both in the short and long-term.
Livelihoods spectrum/continuum	The diverse range of income-generating and employment opportunities residents engage in to create their livelihoods, rather than taking a view of the economy that focuses only on 'traditional' forms of employment and entrepreneurship.
Living wage	Hourly rate required for two working adults to meet the basic needs of a family of four based on the regional cost of living (calculated annually by the Living Wage for Families Campaign). Includes direct wages and the value of non-mandatory benefits, such as paid sick leave and extended health benefits.
Major office	Employment use which typically occurs in large free-standing office buildings of 20,000 sq. ft. or greater. Businesses in this category often seek a central location with access to transit infrastructure and various other amenities, and are typically distributed amongst a few major concentrations in the region; e.g., the Central Business District.
Minor office	Minor office is anything smaller than major office (i.e. office space less than 20,000 sq. ft.). See definition for major office for comparison.
Market rental	Purpose-built rental housing or secondary rental housing (such as a basement suite or rented condo), rented in the private market at market rents.
Micromobility	Small, light devices that typically move a single person (or an adult and 1-2 children). They include bikes, e-bikes, trikes, skateboards, cargo bikes, e-scooters, hoverboards, electric skateboards, and many other devices. Devices like wheelchairs, mobility scooters, or walkers may be included, but these are often considered mobility aids as they are usually required by their users.
Missing Middle housing	Housing forms such as townhouses, multiplexes, and low-rise apartments up to 6-storeys. This form of housing increases housing choice, including ownership and rental options.
Mixed-use	Two or more types of activities in one place, such as housing, shops, offices, childcare, or cultural venues. The term mixed-use can be applied to a single building (for example an apartment building with a shop on the ground floor) or to larger areas (such as a mixed-use block with different activities located next to each other).
Multi-family housing	A residential building containing three or more dwelling units.
Multiplex	A small scale townhouse project on a single lot. Multiplexes allow more people to live on a single lot. Because the cost of the land is shared over more homes and the units are smaller, they cost less and are a more sustainable alternative to single-detached homes or duplexes.
Natural area	Large and small patches of the urban landscape which support nature such as forests, wetlands, and shorelines, but also including green roofs, constructed wetlands, and rain gardens.
Naturally Managed Areas	Areas within Vancouver’s parks and other city-owned lands that support biodiversity and ecological connectivity with minimal maintenance. These spaces contain a high proportion of native plants, provide wildlife habitat, and may be in various stages of natural recovery. While less intensively managed than landscaped areas, they require active stewardship, including invasive species removal and habitat restoration, to enhance ecological function in an urban setting.
Nature-based solutions	Design solutions that are inspired and supported by nature, which are cost-effective and simultaneously provide environmental, social, and economic benefits, and help build resilience.

Non-profit organization (NPO)	The term ‘non-profit organization’ (NPO) is used to distinguish this business sector from the ‘for-profit’ business sector. NPOs may have paid staff and engage in activities that result in income or profit, but by definition, they cannot pass those profits on to directors or members of the organization.
One Water	A planning approach adopted by the City, which values all forms of water, considers the entire urban water cycle, and integrates all aspects of water management and infrastructure with nature.
Parks	In Vancouver, this includes all areas that are designated as permanent, temporary or care, custody and management parks that are under the jurisdiction of the Vancouver Board of Parks and Recreation. In the future they may also include park lands within the city that are operated by or co-managed with the Musqueam, Squamish and Tsleil-Waututh Nations.
Passive cooling	Any technologies or design features adopted to reduce the temperature of buildings without the need for power consumption.
Pollinators	Species such as bees and butterflies, which pollinate our plants, crops, fruit trees and more.
Public realm	Public realm has a broader meaning than “public space”, as it also includes privately owned public spaces, and the building façades, storefronts, displays, and patios that shape the experience of public spaces. It also incorporates streetscape elements such as street furniture, lighting, public art, and distinctive sidewalk treatments. Generally everything that can be seen and experienced at pedestrian eye level. The sum of these parts contributes to the public realm, and the overall experience and attractiveness of a public space.
Public right-of-way	Roads, streets, lanes, boulevards, and sidewalks that are managed and or/owned by a government.
Public space	For the purpose of the Official Development Plan, public spaces are defined separately from parks, which are addressed independently. In this context, public spaces are all places publicly owned or in public use, accessible and enjoyable by all, including plazas, parklets, streets, sidewalks, laneways, pathways, and the seawall. To a limited extent, government buildings which are open to the public, such as public libraries, are public spaces, although they tend to have restricted areas and greater limits upon use.
Public utilities	<p>In the context of the Official Development Plan, public utilities refer to essential, fundamental services and infrastructure provided to the community and to support growth.</p> <p>These include:</p> <ul style="list-style-type: none">• Water supply (drinking, washing, fire protection)• Sewage and drainage, flood protection• Waste management & resource recovery• Streets, transportation and mobility• Energy (electricity, steam, hot water, natural gas)• Telecommunications <p>Transportation policies are detailed in Part 5 5. Transportation. Policies concerning the remaining utilities are detailed in Part 5 10. Utilities.</p>
Purpose-built rental	Multi-family housing built with the intent to be rented in the private market. Includes rental housing secured by legal agreement. See secured rental housing.
Rail facility	Land and/or infrastructure used for rail operations, limited to heavy rail, including rail lines, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.
Rainwater	Rainfall and other natural precipitation.

Rainwater management	Focuses on how we manage urban rainwater runoff in the environment through a combination of land use, surface and sub-surface green rainwater infrastructure (GRI) and traditional pipe and other grey infrastructure solutions.
Rainwater runoff	Water in the form of rain or melted snow that flows across the ground surface, often collecting pollutants as it moves.
Rapid transit	High capacity, fast, and frequent transit that takes priority over general traffic. Existing and proposed rapid transit routes include the Expo, Canada, and Millennium lines; Hastings, Broadway, 41st Avenue, and 49th Avenue.
Receiving waters	Larger bodies of water at the bottom of a watershed into which smaller waterbodies flow. Local receiving waters include Burrard Inlet, the Fraser River, False Creek, English Bay, and the Salish Sea.
Reconciliation	Building respectful relationships between Indigenous and non-Indigenous people. This includes recognition of Indigenous rights and titles, as well as restitution and redress for colonial harms.
Redress	To repair the harms of systemic exclusion and discrimination or historic wrong.
Resilience	The ability of individuals, communities, organizations, businesses, and systems within a city to survive, adapt, and thrive in the face of shocks (acute disruptions like earthquakes or heat waves) and address stresses (chronic issues like affordability and social isolation).
Restorative natural area	A natural or naturalized area that is, as much as possible, removed from road noise, traffic, and other interventions. It is relatively quiet and contains natural elements like native plants and water features.
Rolling	A mode of transportation other than biking or walking, which includes mobility aids like wheelchairs, walkers or strollers, and other types of newer mobility devices such as e-scooters.
Secured rental housing	Housing units that can only be used as rental housing. This is guaranteed with a legally binding covenant or housing agreement registered on title, which restricts the use to rental housing for 60 years or the life of the building (whichever is longer), or for another term agreed upon by the City and the owner.
Self-Determination	The right and ability for Indigenous communities and Nations to freely pursue their political, social, economic, and cultural paths into the future.
Sequester	Capture and store carbon dioxide from the atmosphere through mechanical, chemical, or biological means.
Shared district parking	Parking that is provided in a single location for a block, neighbourhood, or commercial area, rather than parking provided specifically to support a particular building or land use.
Shared mobility	Transportation vehicles and services shared by members, for example bike share (e.g., Mobi) or car share (e.g., EVO or Modo) services.
Single-detached house	A free-standing residential building, which may or may not contain a suite.

Social housing	<p>Rental housing in which: at least 30 percent of the dwelling units are occupied by households with incomes below housing income limits, as set out in the “Housing Income Limits” table published by BC Housing; it is owned by a non-profit corporation, a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and it is secured by a housing agreement or other legal commitment. (As defined in City of Vancouver Zoning and Development By-law).</p> <p>Within this plan, social housing is used as a general term that also includes supportive housing and non-profit co-op housing; these types of housing also meet the definition of social housing underneath the Zoning and Development By-law.</p>
Special Market Area	Commercial area of particular importance to an ethno-cultural community (e.g., Punjabi Market). See also ‘Ethno-cultural Community Areas’.
Statement of Cultural Significance	A statement that outlines the key aspects of a place and why it is culturally significant, extending beyond the physical characteristics.
Supportive housing	Social housing with supports that help individuals to maintain housing stability. Supports help tenants stabilize their lives, enhance their independent living skills, and reconnect with their communities. Some services are provided by on-site staff and some services are delivered through outreach programs.
Sustainable travel	Walking, biking, rolling, taking transit, and sometimes, using a low or zero-emission vehicle.
Systemic barriers	Policies, practices or procedures that result in some people receiving unequal access or exclusion.
Terra firma	Land that is free from physical and legal underground, at grade, and above grade encumbrances.
Transportation hub	A location where several modes of transportation are available for users. For example, a SkyTrain station adjacent to a bus stop and a bike share station.
Unceded	The word ‘unceded’ means ‘taken without consent’ and refers to a process (of colonization) by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land.
Urban Heat Island Effect	Elevated temperatures in urban areas where the land surface has been altered through the development of buildings, roads, and other infrastructure. Minimized airflow, limited greenspace and tree canopy, more impervious surfaces and structures and human created heat sources lead to elevated temperatures.
Walkability	A measure of how walkable and pedestrian-friendly an area is.
Water cycle	The continuous movement of water above and below the earth. 'Urban water cycle' refers to the way water continuously moves through the stages of the water cycle in cities.
Water-adaptive spaces	Spaces designed to more efficiently manage water. For example, by allowing water to permeate through the surface and into the soil to support surrounding plant life and groundwater recharge.
Watershed	A distinct hydrologically-defined geographic area where all waterways (such as creeks and streams) and overland flowing rainwater drain to a common receiving water body.
Whole systems	An approach to understanding how things are related, and how they influence and interact with one another to create a full system.

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Art by Indigenous youth, 63rd Avenue at Yukon Street green rainwater infrastructure plaza (Source: Shannon Mendes)



Vancouver Official
Development Plan

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Draft plan for engagement

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