

Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

The City of Vancouver is on the unceded territories of the x^wməθk^wəyəm (Musqueam), S_kwx_wú7mesh (Squamish), and səlilwətaɬ (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.

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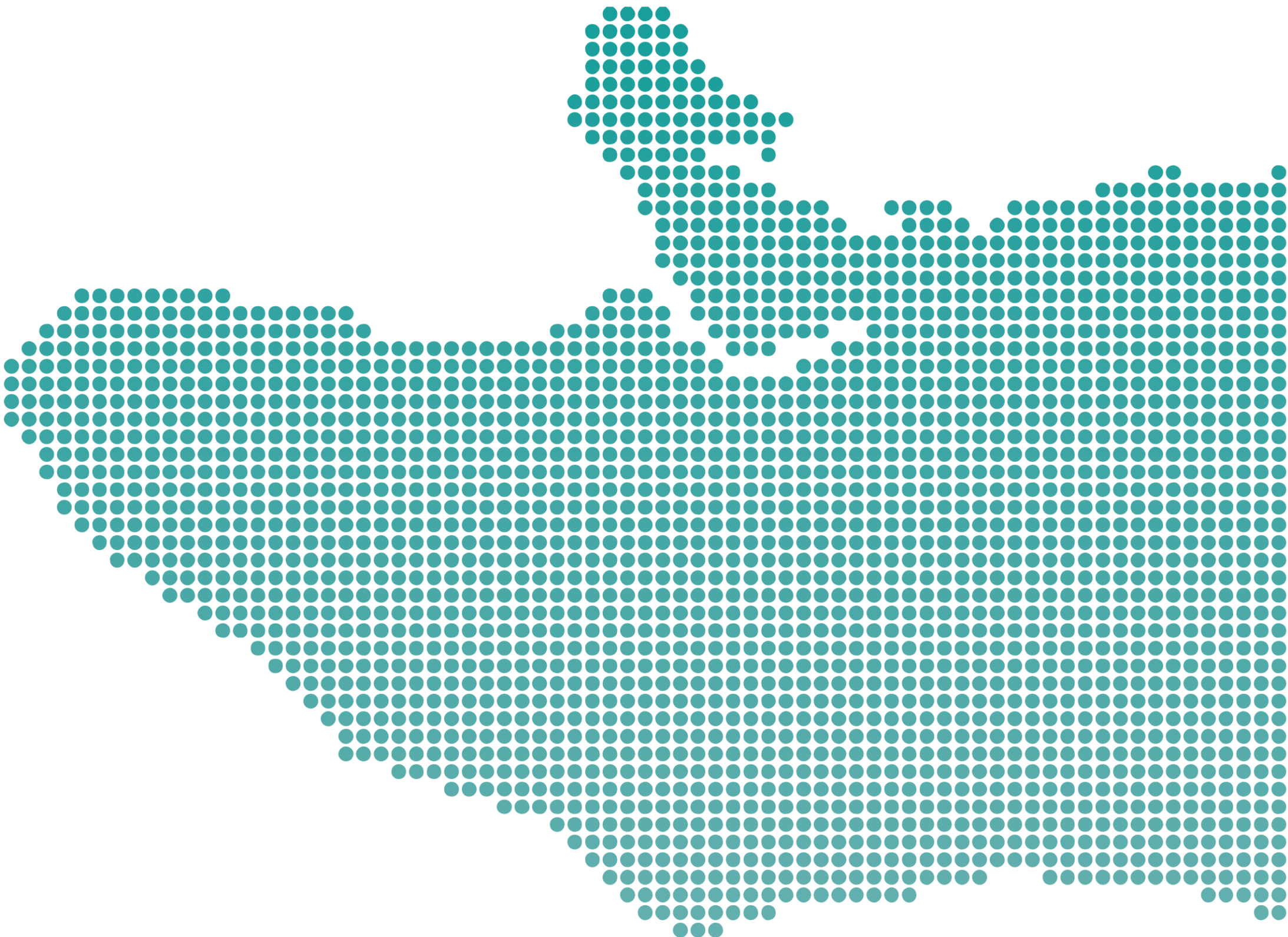
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Why We're Here

The City of Vancouver is working to turn the Vancouver Plan (2022) into the Vancouver Official Development Plan (ODP). We are currently sharing a draft. This is an opportunity to learn more about the draft ODP and provide your feedback.



What is an ODP?

In Vancouver, Official Development Plans (ODPs) are documents that guide future development in areas of the city that Council adopts by by-law. The City currently has 12 area-specific ODPs and 3 topic-specific ODPs.

The Vancouver ODP will be the City's first ODP that set out long-term policy for land use and development city-wide over the next 30 years and beyond.

In other municipalities in BC, the equivalent document is called an "Official Community Plan" or OCP.

These documents typically include policies and maps related to:

- Land use (e.g., commercial, industrial, agricultural, institutional, recreational)
- Housing needs
- Public facilities (e.g., schools)
- Hazardous lands and environmentally sensitive areas
- Public utilities, roads, sewers and water systems
- Other topics



Background

Under new Provincial legislation (June 2024), the City of Vancouver is required to adopt a city-wide ODP. Most of the necessary work was already completed for the Vancouver Plan, approved by City Council in 2022. The Vancouver Plan aims to make Vancouver more livable, affordable, and sustainable and guides the city's growth over the next 30 years and beyond.

Learn More

 shapeyourcity.ca/odp

 odp@vancouver.ca

Planning Vancouver Together

The Vancouver Plan had 4 extensive phases of [public engagement](#). To develop a shared vision for our future that resonates across diverse communities, outreach and engagement processes were designed to reach diverse and under-represented people and communities to hear from new voices and understand new ideas.



Phase 1
Listen and Learn
Fall 2019 – September 2020



Phase 2
Identifying Key Directions
October 2020 – July 2021



Phase 3
Policy and Land Use Ideas
August 2021 – November 2021



Phase 4
Draft and Final Plan
December 2021 – July 2022

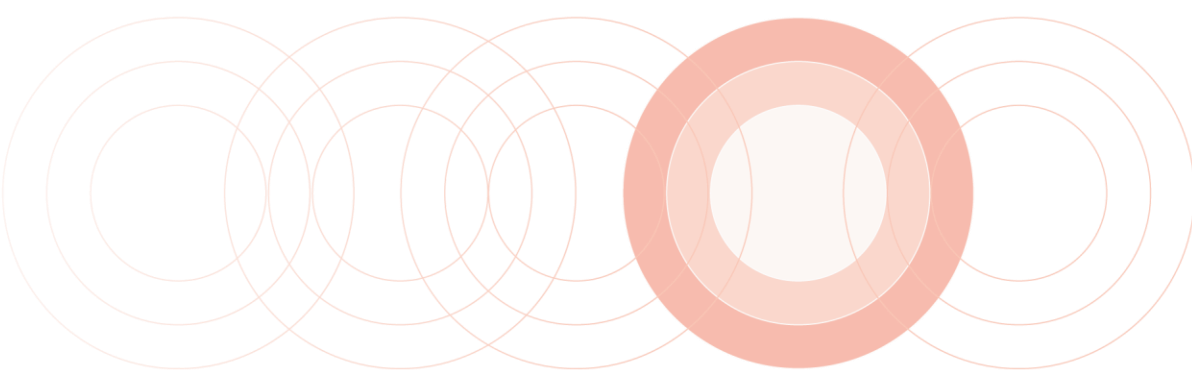


Plan Implementation
July 2022 – ongoing

we are here

PARTICIPATION BY THE NUMBERS

through **four phases of engagement** from **November 2019** to **May 2022**



52,000+

Engagement touchpoints

522

Overall number of engagement events



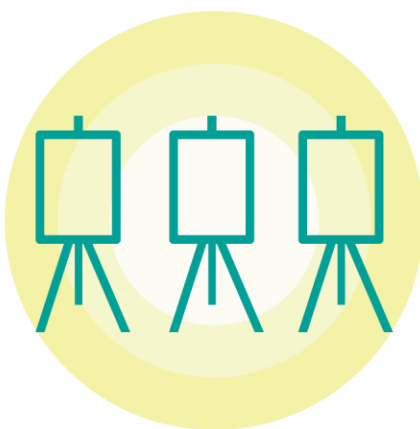
318,000+
postcards mailed out

2,815
engagement contacts at workshops and meetings

708
intercept interviews

21,599
engagement contacts at open house, pop-up events and informations sessions

1,015
participants in do-it-yourself walking tours and conversations kits



185
meetings with equity-denied groups

2,455
engagement contacts at

118
youth workshops, presentations and sessions for young planners

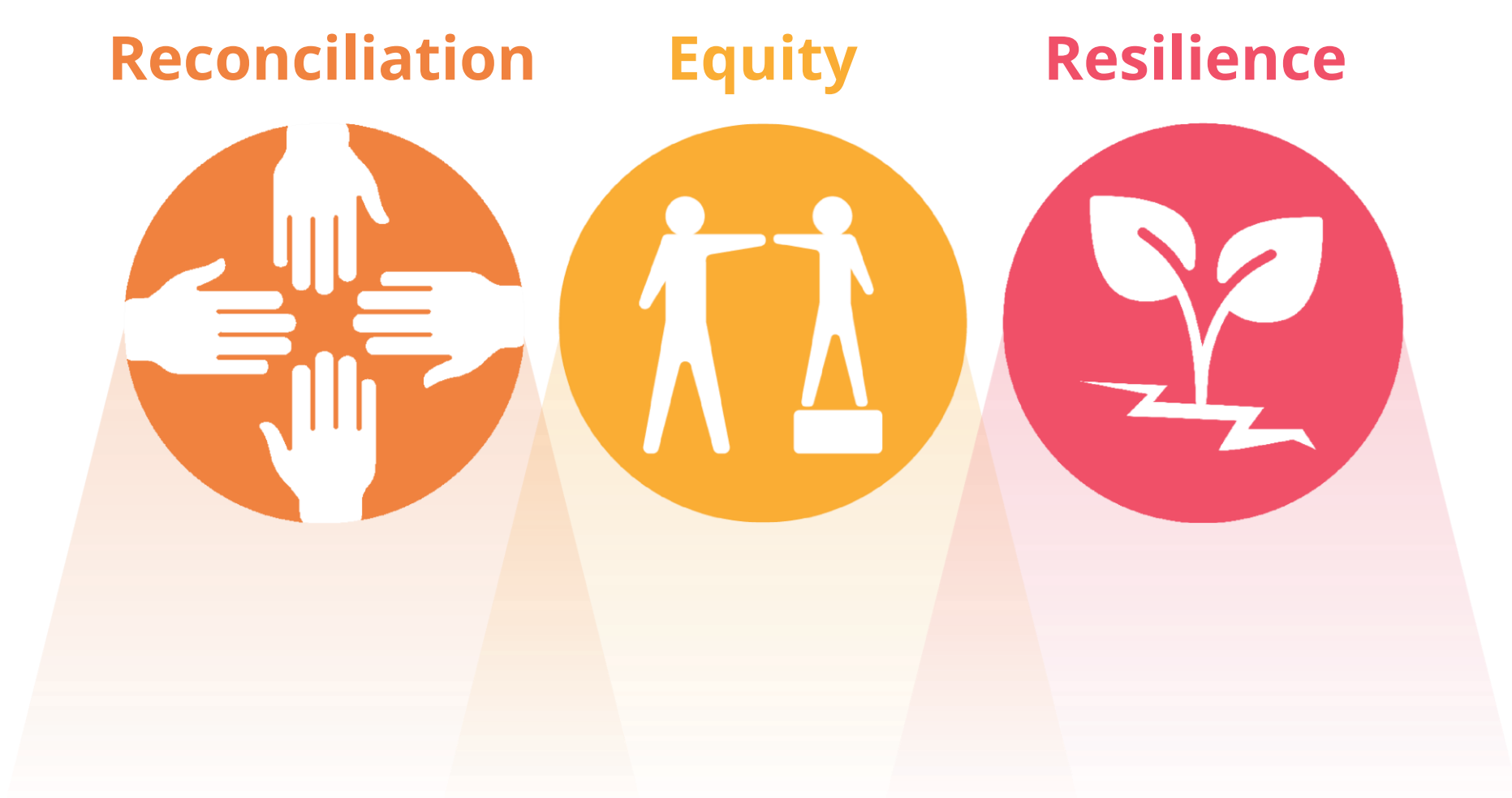


152,000+
website page views

25,000+
survey responses
(all Vancouver Plan surveys)

Three Foundational Principles

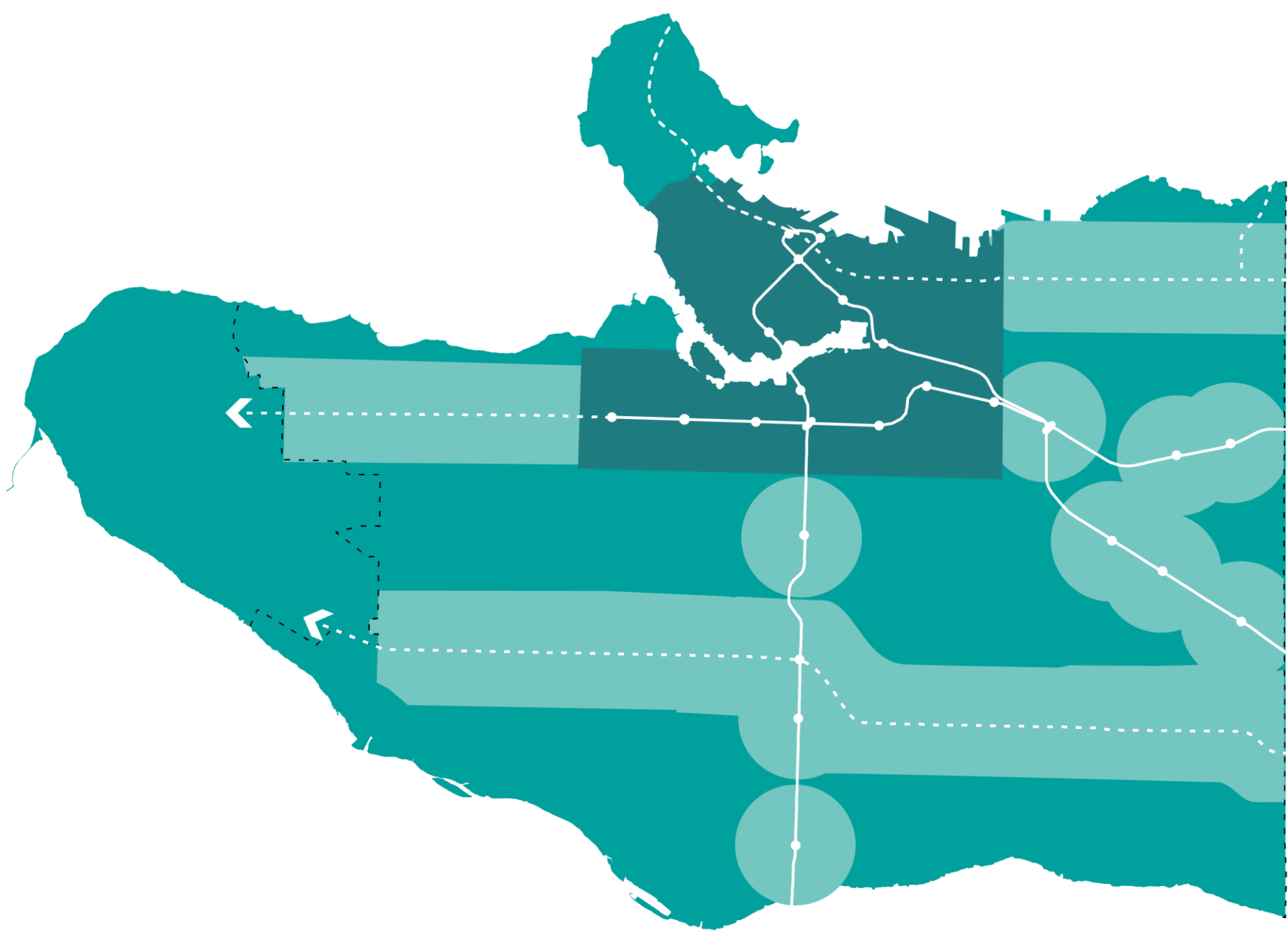
were woven throughout Vancouver Plan and will remain central to the ODP. The principles reflect both a look back on where land use planning has fallen short in the past, and a look forward towards what kind of city we heard residents say they aspire to have.



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



The **Land Use Strategy** (now referred to in the ODP as the **Urban Structure Strategy**) shows how the Plan policies land on the ground. It sets clear city-wide guidelines that will shape area planning in the future, ensuring we achieve our goals at the neighbourhood and city levels.

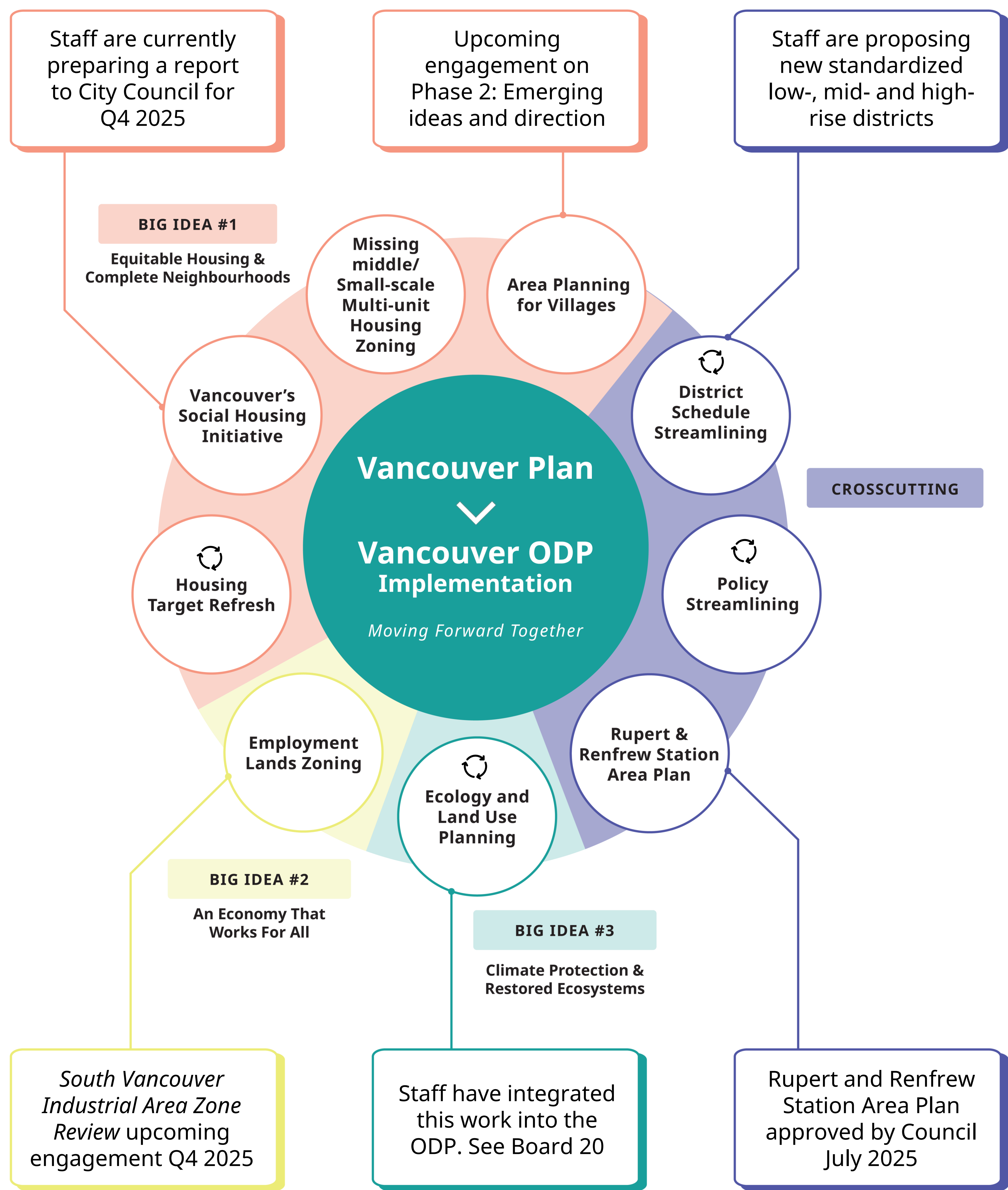


Policy areas underpin the overall land use vision and cover key city-building topics. These policies advance the three Foundational Principles and three Big Ideas. Each policy area consists of a vision statement, key directions, and policies to help realize the directions.



Moving Forward Together

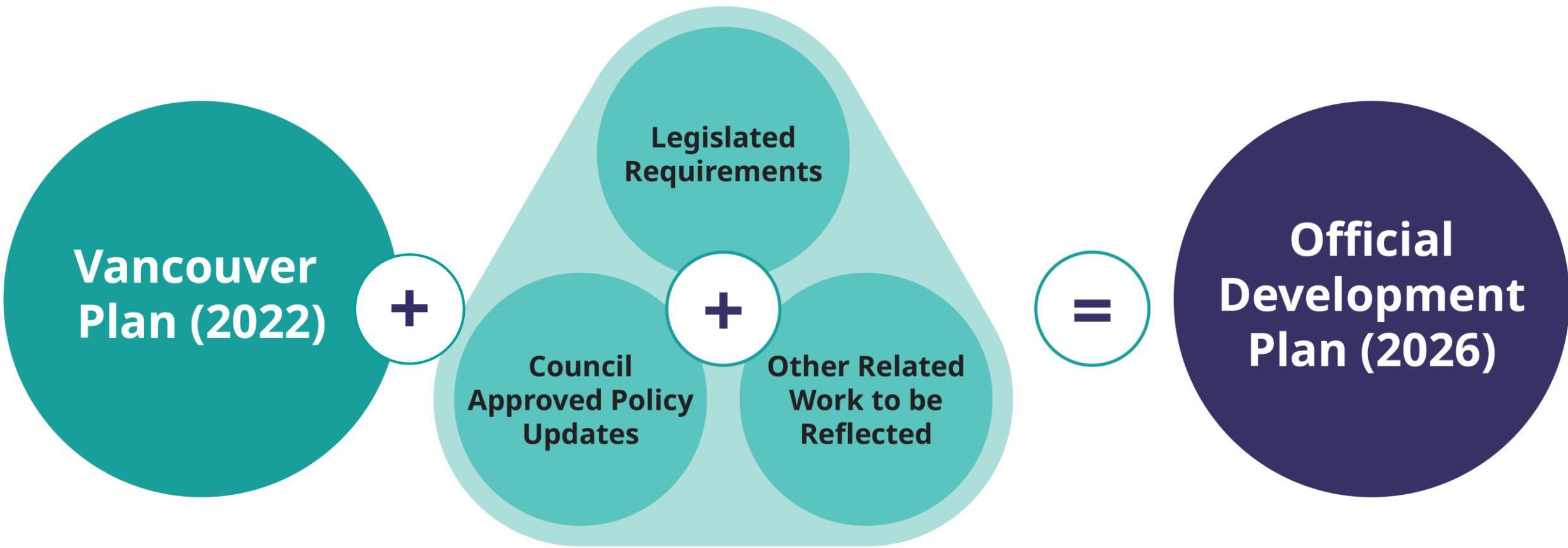
Following Council approval of Vancouver Plan in 2022, staff have begun implementing the Vancouver Plan through a range of projects focused on the three Big Ideas. **Implementation of these projects will continue as part of ODP implementation.**



 Ongoing projects

ODP Scope

The draft Vancouver ODP includes all the content of the Vancouver Plan, as well as new information necessary to satisfy provincial legislation and other required updates.



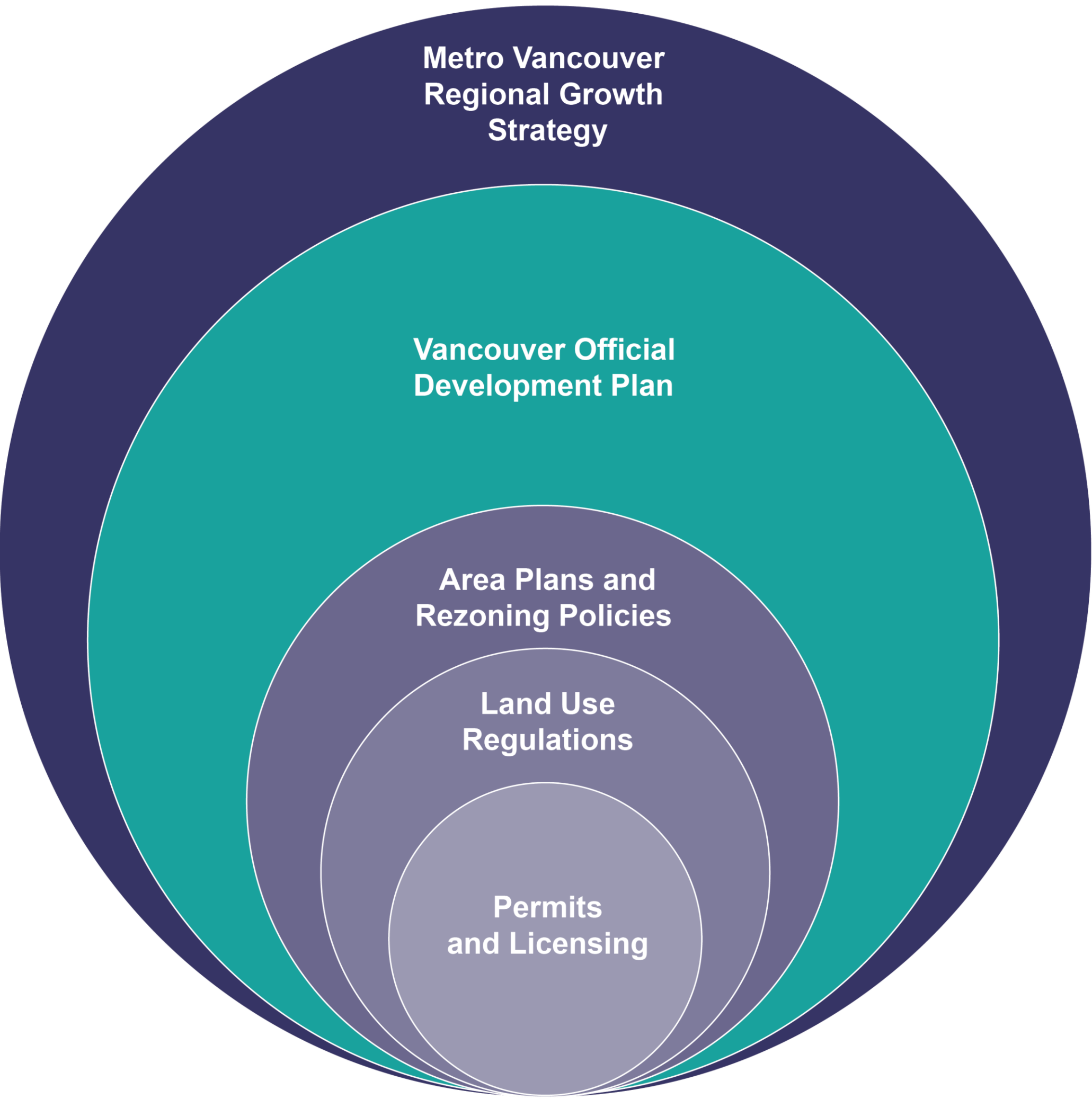
The city-wide ODP will...

- ✓ Be adopted by by-law
- ✓ Be a new important piece of Vancouver's land use framework
- ✓ Guide future policy development
- ✓ Fulfill a requirement of provincial legislation

The city-wide ODP will not...

- ✗ Change zoning
- ✗ Replace local area plans, which will continue to provide more detailed direction for rezonings
- ✗ Regulate individual parcels like a zoning bylaw does

Vancouver's Emerging Land Use Framework



The graphic above conveys the various scales and levels of details of different elements of the City's land use framework, as well as how each layer is nested within others.

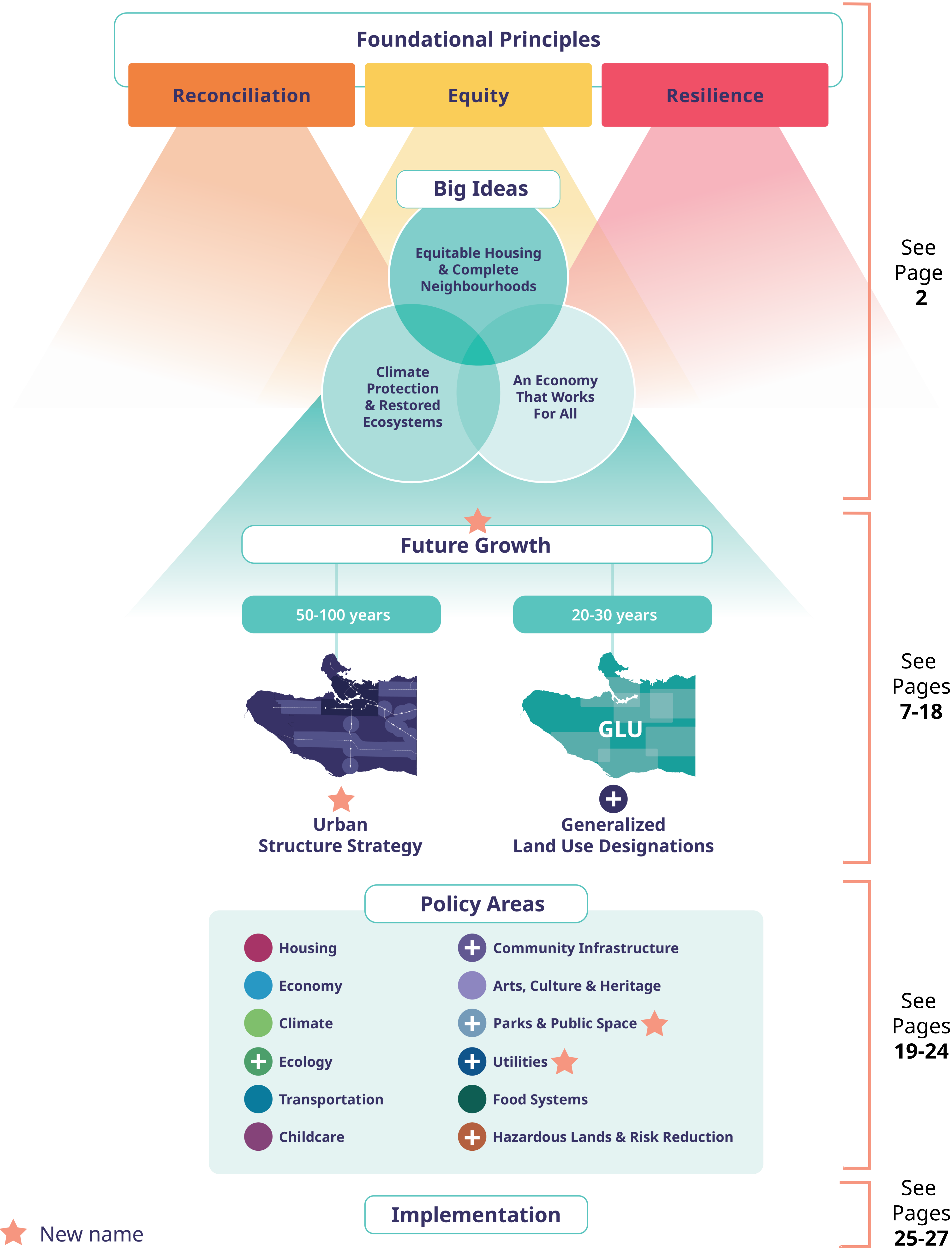
Vancouver's ODP will become an important new layer of the City's **land use policy framework**.

- The **Metro Vancouver Regional Growth Strategy**, Metro 2050, is the region's shared vision for how projected population, housing, and job growth will be managed over the next 30 years
- **Vancouver's ODP*** provides the long-term vision for the city's growth and development, and establishes designations and policies to implement the vision
- **Area Plans and rezoning policies** provide finer grained direction for development. These will continue to be important into the future and will need to be consistent with the ODP
- **Land Use Regulations**, such as those in the Zoning and Development By-law, provide detailed rules that shape development
- **Permits and Licenses**, such as Development and Building Permits, are issued in compliance with regulations

**There are many additional city-wide and topic-specific plans and strategies that provide greater detail than the ODP for particular topic areas.*

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.



Achieving the ODP’s vision for future growth requires a unified approach to land use planning that includes two key components:

Urban Structure Strategy

- Long-term (50-100 years) land use vision that guides future policy and area planning
- Establishes neighbourhood types to show how different areas of the city will evolve over time
- Does not grant development rights or indicate rezoning potential

Generalized Land Use (GLU) Designations

- Medium-term (20-30 years) overview of development potential under current land use policies and regulations
- Generalizes permitted uses and development intensity into broad land use categories
- Used to assess rezoning applications for consistency with the ODP

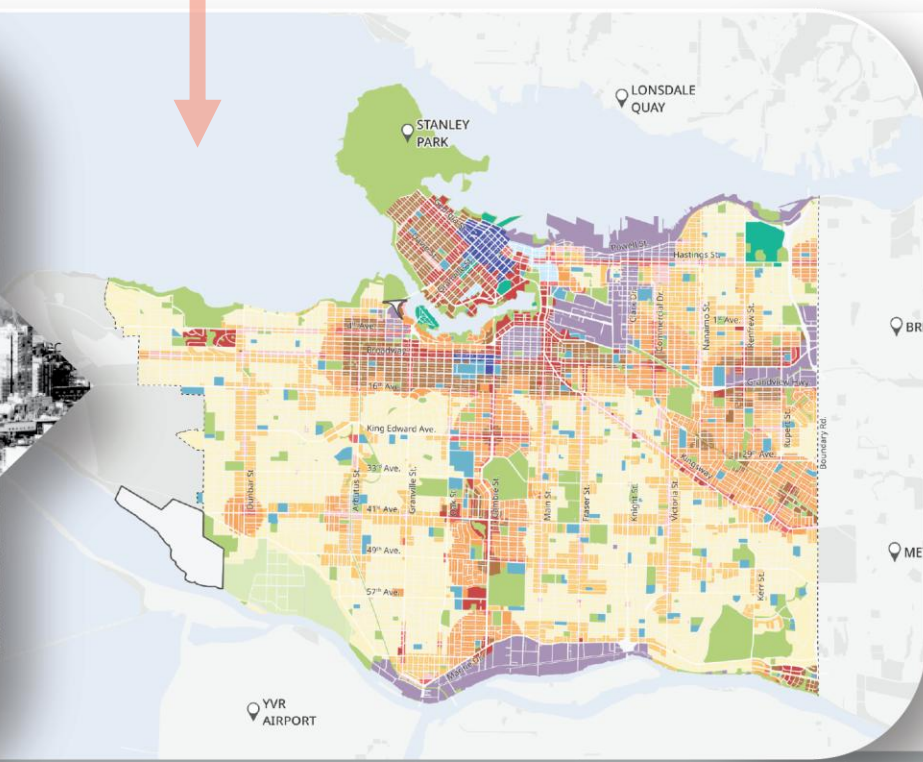


The **Strategy** guides creation of area plans and policy



Area Plan

Once approved, **Area Plans** establish policies and regulations that enable development



GLU reflects development potential city-wide based on approved area plans, rezoning policies and regulations

City of Vancouver
British Columbia

Zoning and Development By-law
No. 3575

Zoning conveys use and density entitlements for particular sites

Since Vancouver Plan we’ve added...

- The “Future Growth” chapter replaces Vancouver Plan’s “Land Use Strategy” chapter
- Vancouver Plan’s Land Use Strategy renamed “Urban Structure Strategy”
- New Generalized Land Use Map and policy directions
- Most of “City Form” section moved out of Vancouver ODP and into a new document (city-wide design guidelines)

Urban Structure Strategy

The Land Use Strategy from Vancouver Plan has been renamed the Urban Structure Strategy. This renaming reflects how the Strategy uses the city's urban fabric (*broken down into neighbourhood types, high-level land uses and networks & systems*) to guide how the City may accommodate growth over the next 50-100 years.

The **neighbourhood types** conceptually illustrate the type, scale and intensity of change envisioned areas of the city.

The **High-Level Land Uses** provide guidance for future growth in key mixed use or employment areas.

The **networks and systems** include the city's key utility, transportation and ecological elements.

Neighbourhood Types



Metro Core/Broadway

Principal centre of employment, arts & culture, tourism, and entertainment activity for the city and region as well as high density living.



Municipal Town Centre

Second only in regional importance to the Metro Core/Broadway as a centre for housing and employment uses, with supportive amenities and services.



Neighbourhood Centre

Oriented around existing local shopping streets, these neighbourhoods will evolve over time to provide more housing choice and employment.



Village

Create more complete neighbourhoods by adding shopping areas and Missing Middle housing to these lower density residential areas.



Rapid Transit Area

Areas within a 10-minute walk of a rapid transit station, providing significant employment, housing, and amenities.



Multiplex Area

Multiplexes will offer a new type of ground-oriented housing as a similar, but more affordable and sustainable option to single-detached homes.

High-Level Land Use



High Streets & Commercial Hubs

Local-serving shops and services are important anchors for neighbourhoods. Existing commercial areas will be enhanced and expanded to support complete neighbourhoods.



Industrial/Employment

The City's industrial areas are primarily intended for production, distribution, and repair. Together with the mixed employment areas, these job-centric precincts will be intensified, expanded and enhanced to support a thriving local economy.



Major Projects

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 and childcare.

Network & Systems



Utilities

Integrated utility services protect public health and the environment while improving resilience and sustainability.



Transportation

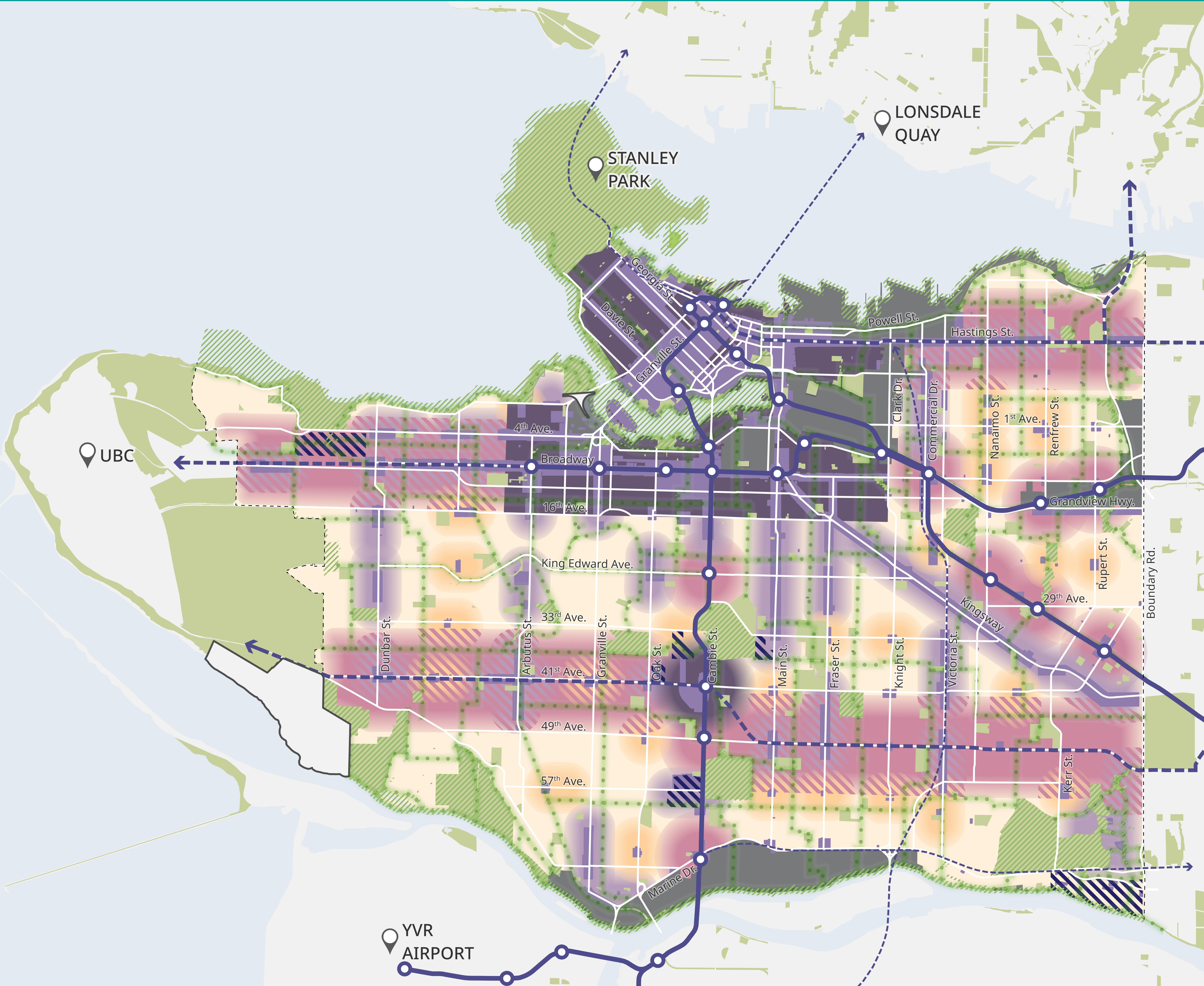
Transportation system offers critical connections for driving, walking, biking, and transit between neighbourhoods and to city and regional destinations.



Ecology

Natural system of existing, enhanced, and expanded natural areas, corridors, and blue/green networks that enhance ecosystem function and biodiversity.

Together, the neighbourhood types and systems + networks, will be used to guide future area planning.



- High Level Land Use**
- High Streets and Commercial Hubs
 - Industrial/Employment
 - Major Project Sites
- 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
- Parks and Ecology**
- Parks and open space and greenspace in other jurisdictions
 - Waterbody
 - Ecological Corridor
 - Environmentally Sensitive Area

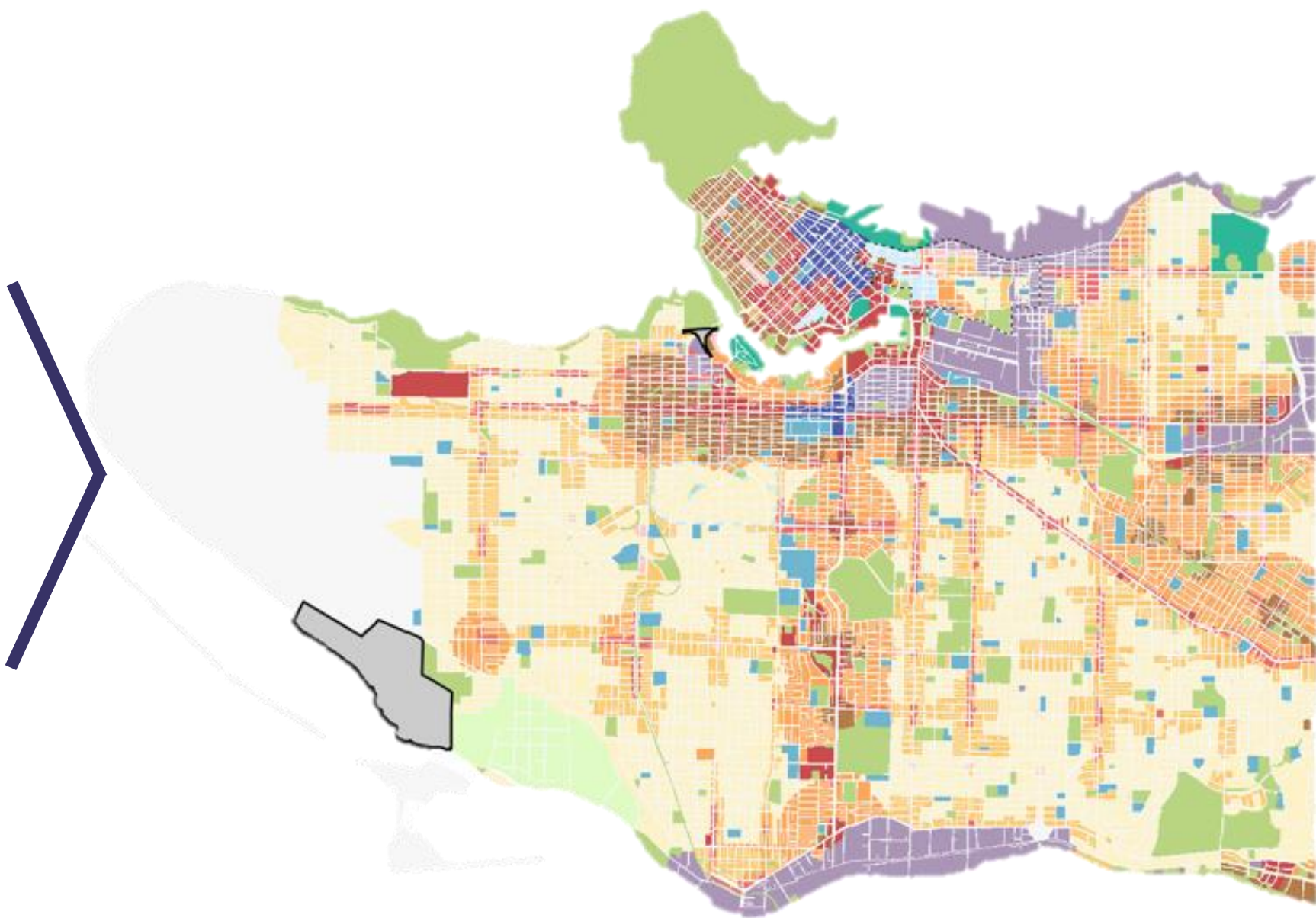
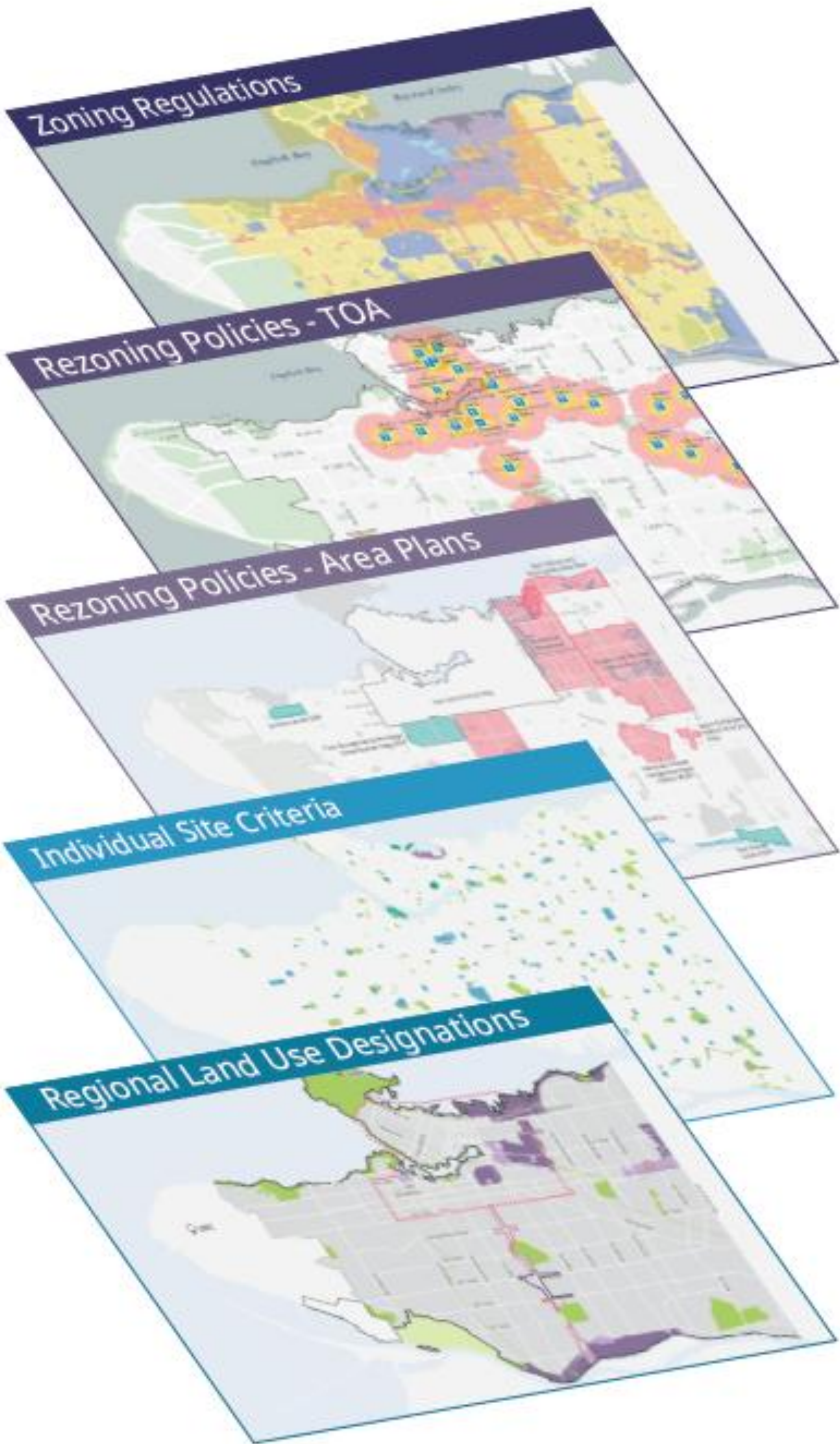
What are Generalized Land Use (GLU) Designations?

Generalized Land Use (GLU) Designations provide an overview of the allowable land use(s) on a property parcels, including the maximum development potential under current policy and regulations. Each designation indicates the land use(s), built form, and in some cases, building heights that are allowed.

Certain types of community-serving uses, such as parks, childcare facilities, libraries, schools, community centres and places of worship are permitted across most areas of the city.



Building Blocks of the GLU Designations



The City's land use regulations and policies that guide development each constitute a building block that informed the GLU Map.

What's New?

The GLU designations and associated policies will help determine whether development applications align with the Official Development Plan (ODP). Applications inconsistent with their GLU designation will require an ODP amendment.

Under recent Provincial legislation (Bill 18), the City will be prohibited from holding a public hearing for a rezoning application that includes at least 50% residential floor space and is consistent with the ODP.



Direction: *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*



Not all sites will achieve the maximum development potential of their GLU designation. Property owners must consider applicable regulations and policies such as heritage designations, tenant protections, public view guidelines, environmental considerations, and others.

Some regulations or policies may enable heights above what is enabled under the GLU designation *if* certain conditions are met (e.g. sites for 100% social housing, mass timber projects, etc.)



View over Strathcona into Downtown
Source: City of Vancouver

Policy Highlights

Rezoning applications...

- should align with directions within area plans and rezoning policies
- that are contrary to a site's GLU designation will be considered contrary to the ODP unless an exception exists for such an application
- that have been approved in principle prior to ODP adoption will be considered consistent with the ODP subject to zoning by-law enactment

Development applications...

- contrary to the GLU designation shall be considered consistent with the Vancouver ODP if proposing a protected non-conforming use or structure under the Vancouver Charter
- that conform to zoning regulations enacted and in-effect prior to ODP adoption shall be considered consistent with the ODP

ODP amendments...

- are not needed for development applications that include closing a portion of a road as part of a land consolidation

See draft ODP for more information: pp. 80-97

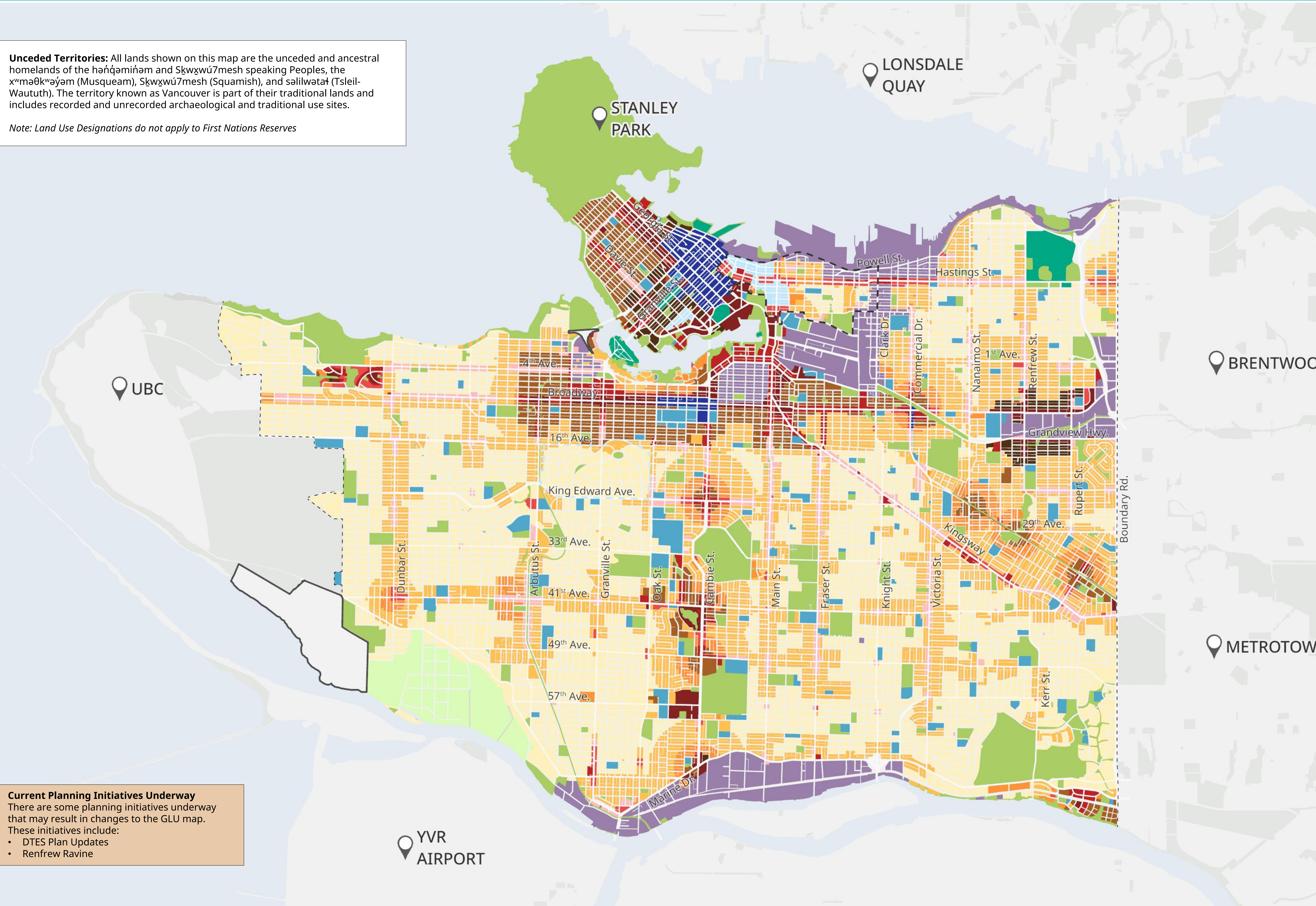
Generalized Land Use Map

Unceded Territories: All lands shown on this map are the unceded and ancestral homelands of the hə́łqəmiṇəm and Skwxwú7mesh speaking Peoples, the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh). The territory known as Vancouver is part of their traditional lands and includes recorded and unrecorded archaeological and traditional use sites.










Note: Land Use Designations do not apply to First Nations Reserves

Current Planning Initiatives Underway
There are some planning initiatives underway that may result in changes to the GLU map. These initiatives include:

- DTES Plan Updates
- Renfrew Ravine





Designations


-  **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** – 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 over 26 storeys. Lower density forms and compatible non-residential uses are permitted.
-  **Mixed-Use Low-Rise** – Low-rise, mixed-use buildings 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, mixed-use buildings up to 12 storeys. Non-residential uses are required.
-  **Mixed-Use High-Rise** – High-rise, mixed-uses buildings up to 26 storeys. Non-residential uses are required.
-  **Mixed-Use High-Rise 2** – High-rise, mixed-used buildings over 26 storeys. Non-residential uses are required.

-  **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.
-  **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)** – Home to some of Vancouver’s earliest neighbourhoods and the historic heart of the city. It has a unique and diverse character, intangible cultural heritage, and is deeply connected to its original Indigenous communities and early racialized settlers.
-  **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.

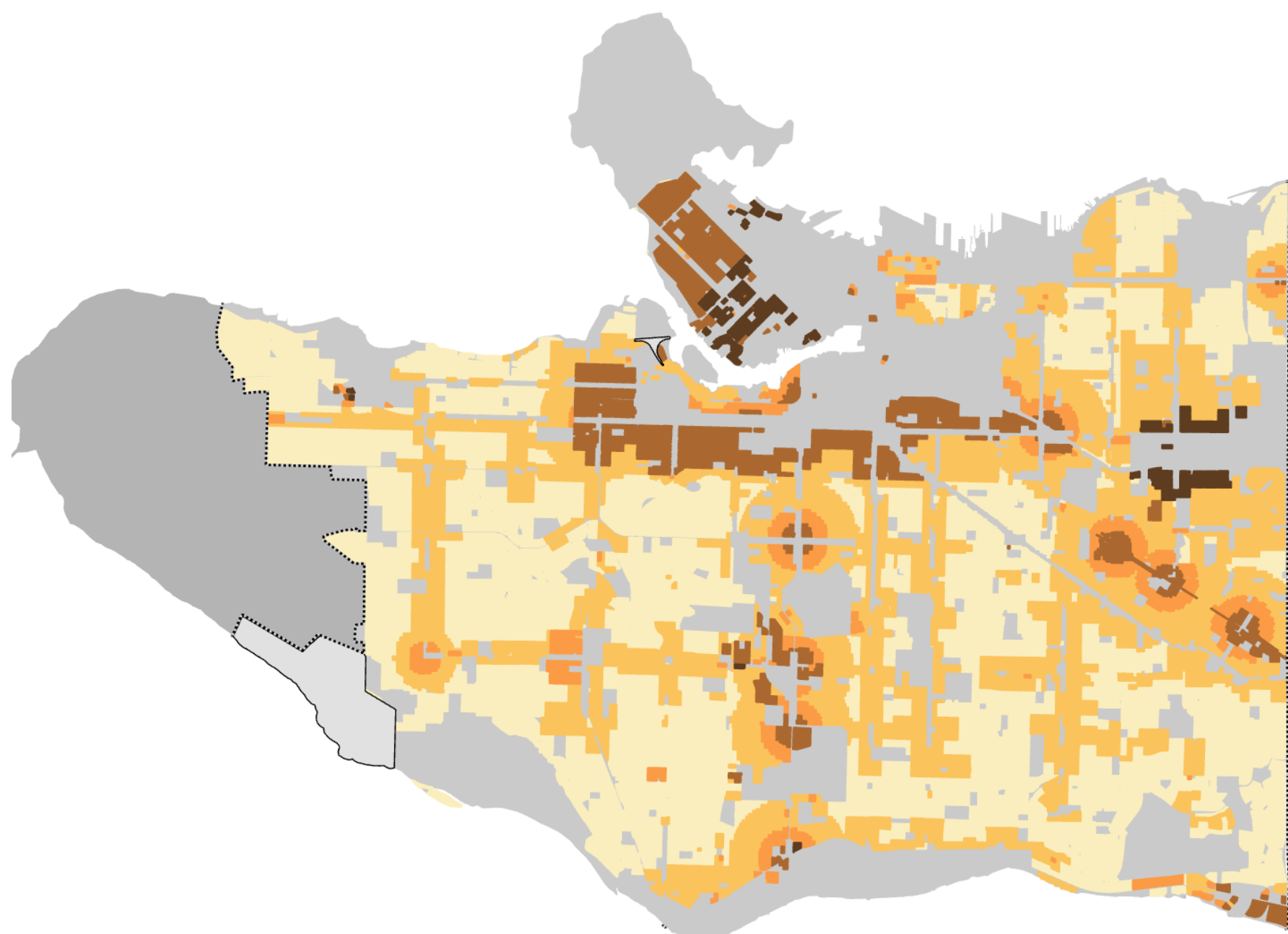
Reference

-  **First Nations Reserve** – The creation of First Nations Reserves represents an early effort towards spatial segregation and control of Indigenous Peoples’ movements. 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. Seḥákw, at the head of False Creek, is a small piece of what was once Squamish Peoples’ settlement. Today, it is being planned for a high-density urban community. Note: Land use designations do not apply to First Nations Reserves.

Residential

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.

Compatible non-residential uses are permitted to support complete neighbourhoods. 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.



Main Uses:

- Dwelling

Complementary Uses:

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

Lower density forms and compatible non-residential use are permitted in all Residential designations



Residential High-Rise 2

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

Heights: Above 26 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 Mid-Rise

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

Heights: Up to 12 storeys

Residential Low-Rise

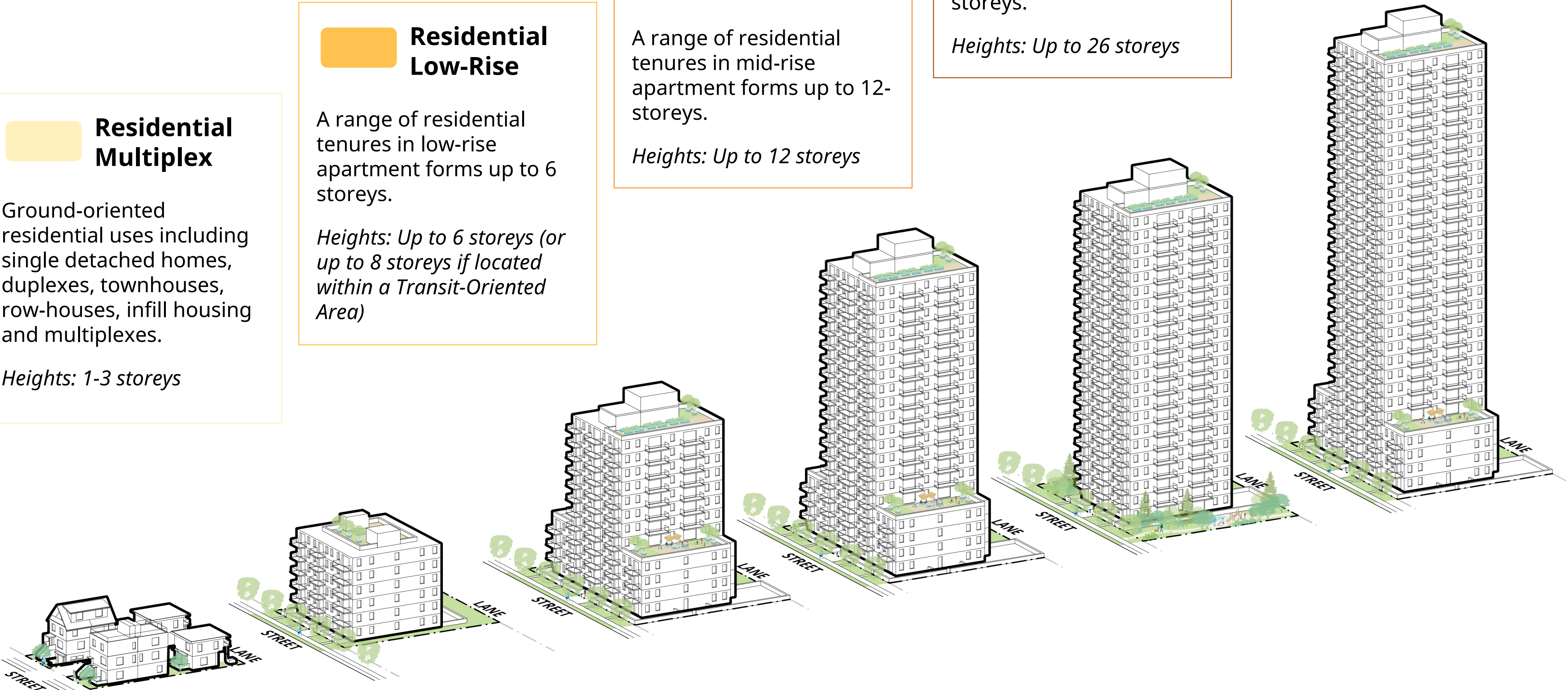
A range of residential tenures in low-rise apartment forms up to 6 storeys.

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

Residential Multiplex

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

Heights: 1-3 storeys

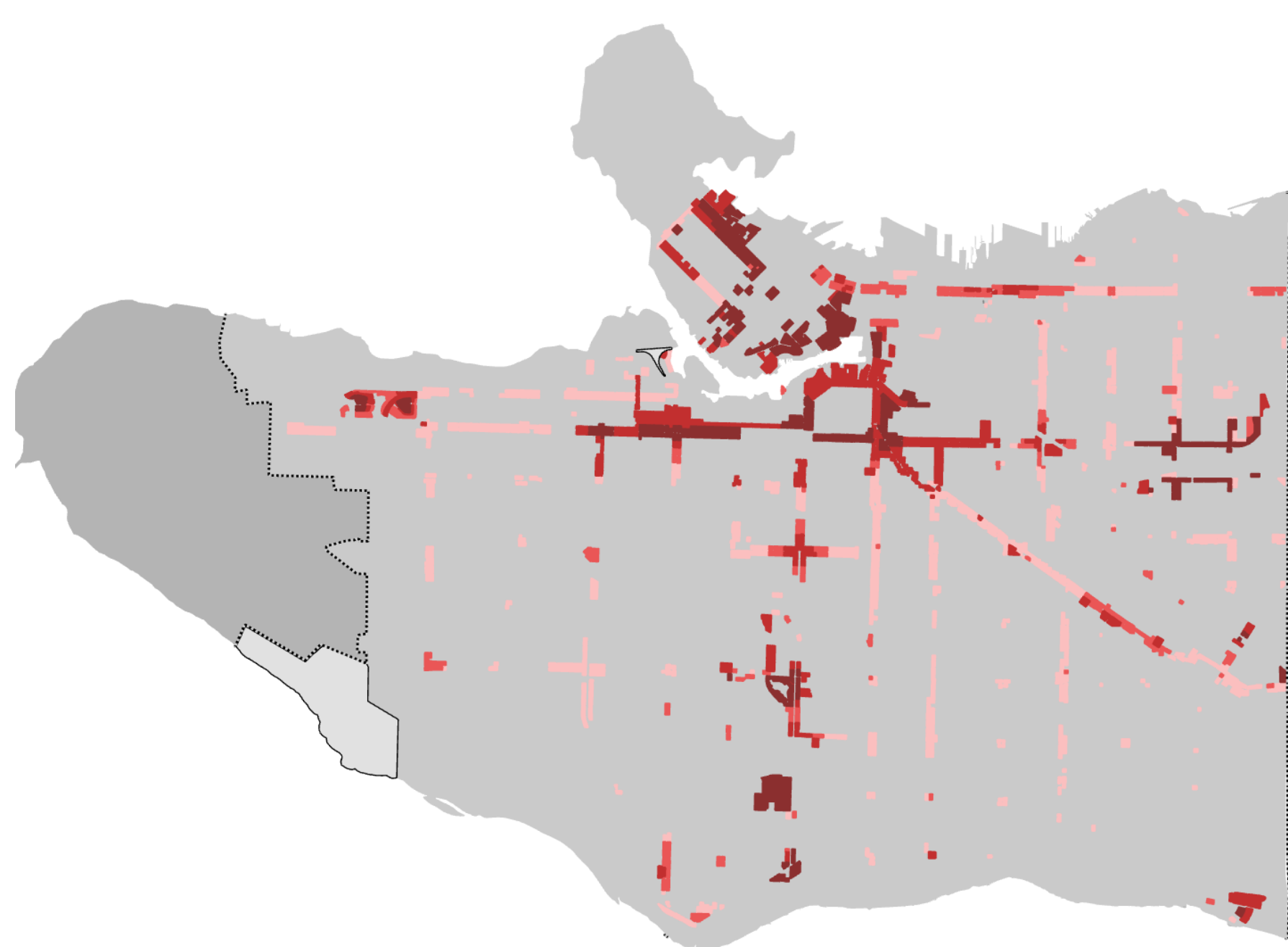


Mixed-Use

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, active 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.



Main Uses:

- Mixed-use buildings with non-dwelling uses at grade 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

Lower density forms are permitted in all Mixed-Use designations



Mixed-Use High-Rise 1

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



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.

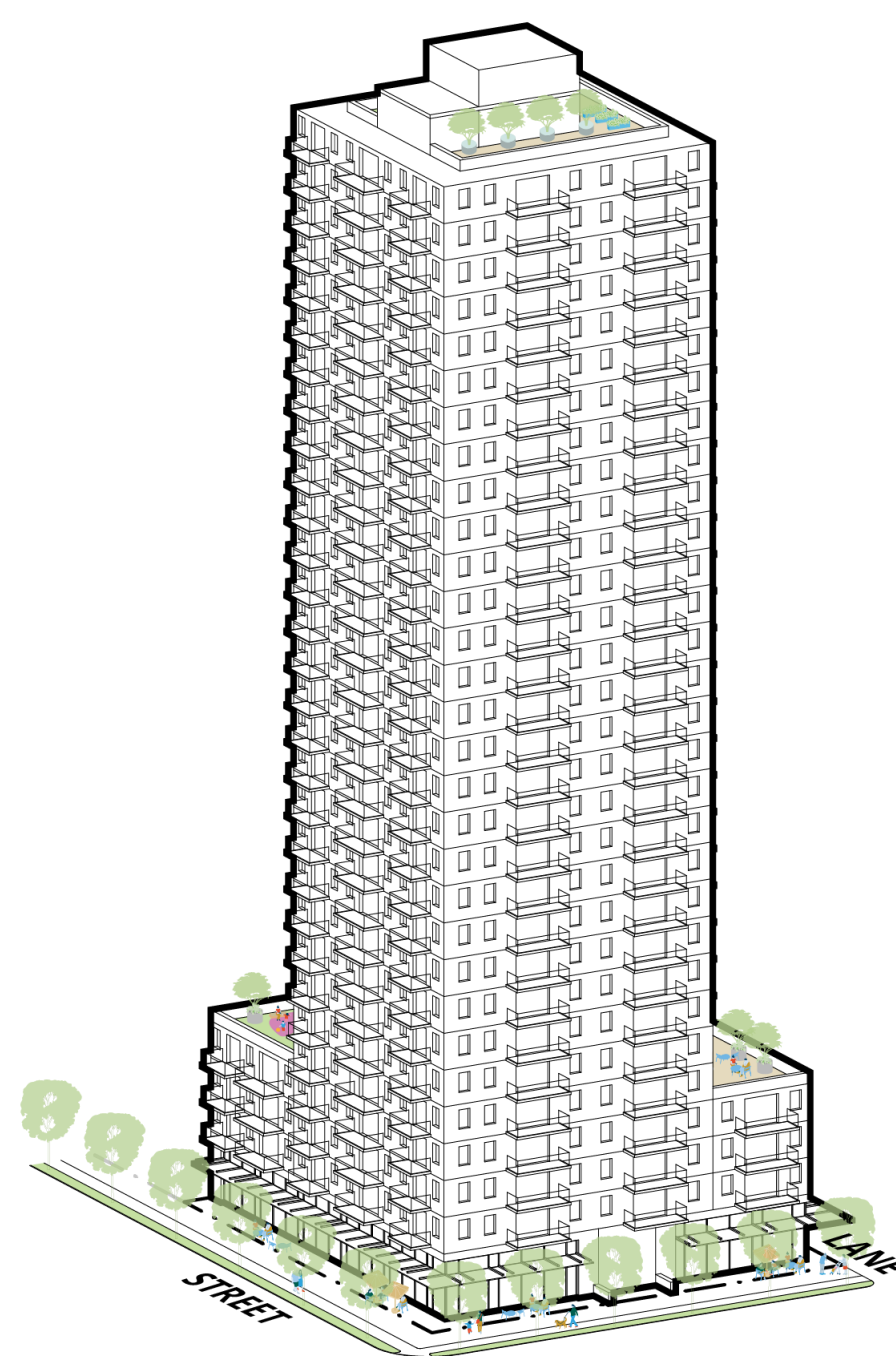
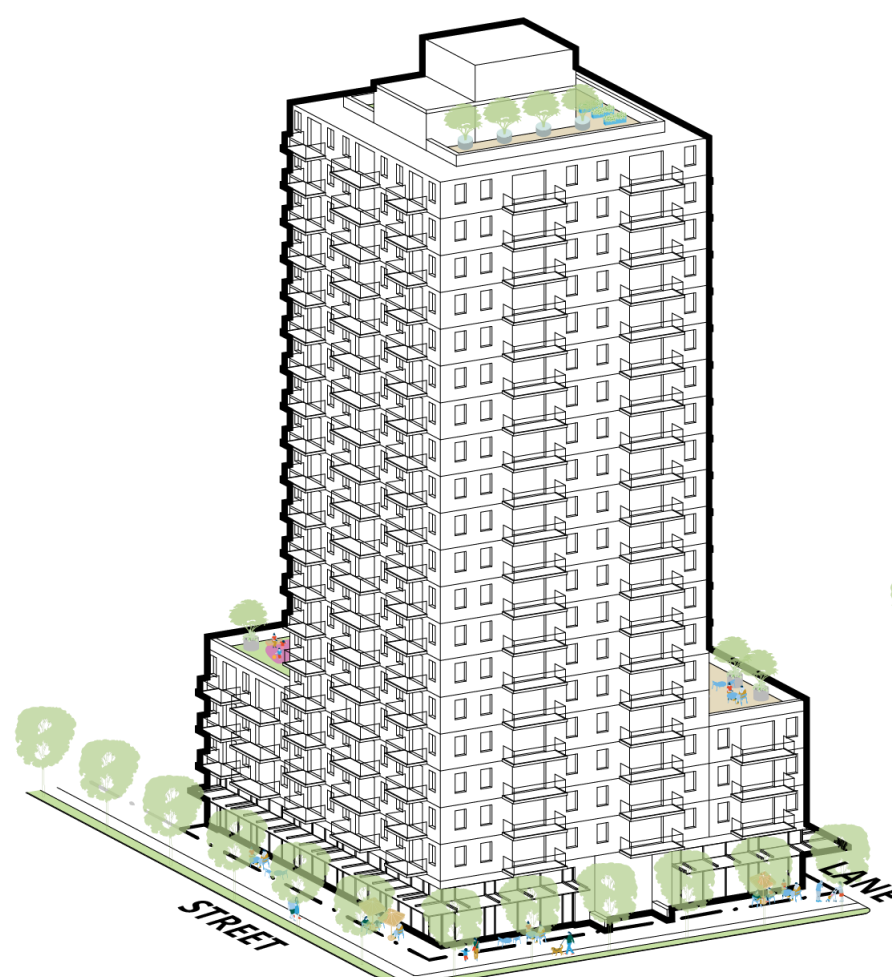
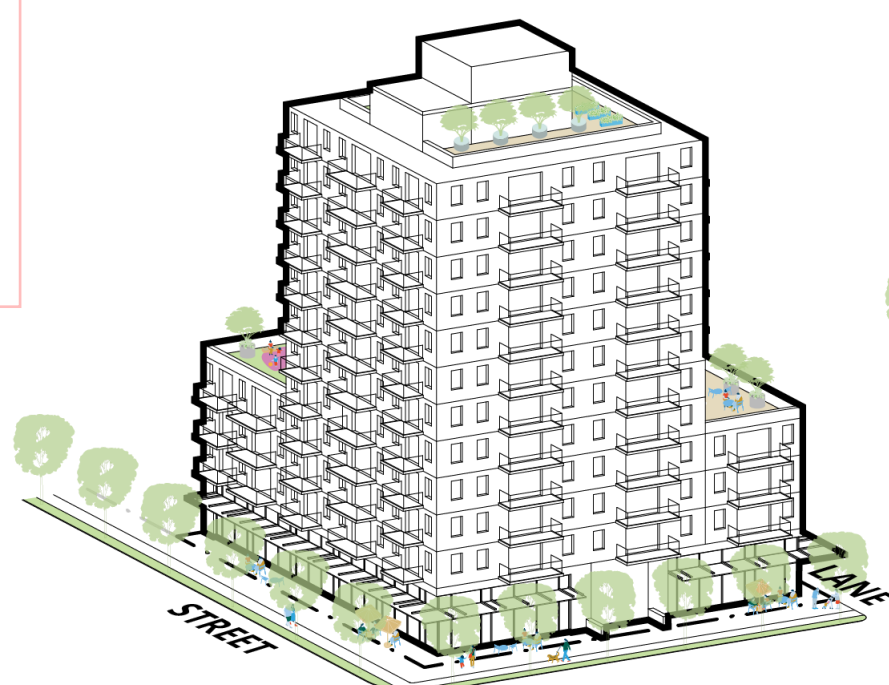
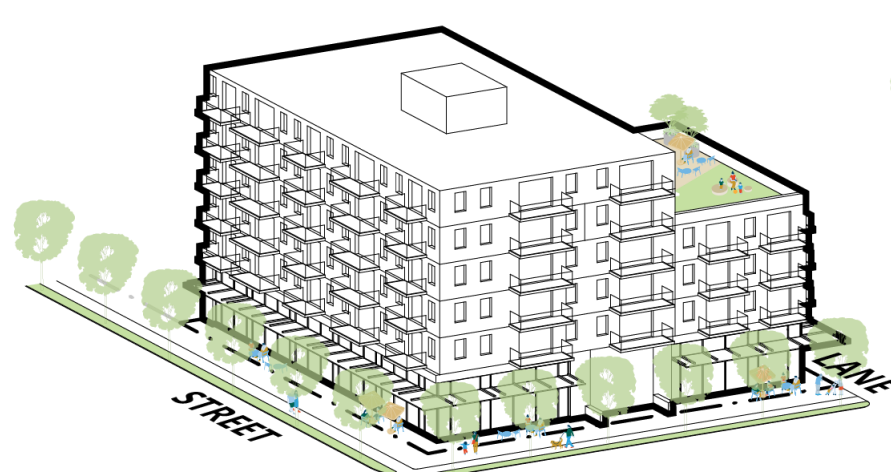
Heights: Up to 12 storeys



Mixed-Use 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.

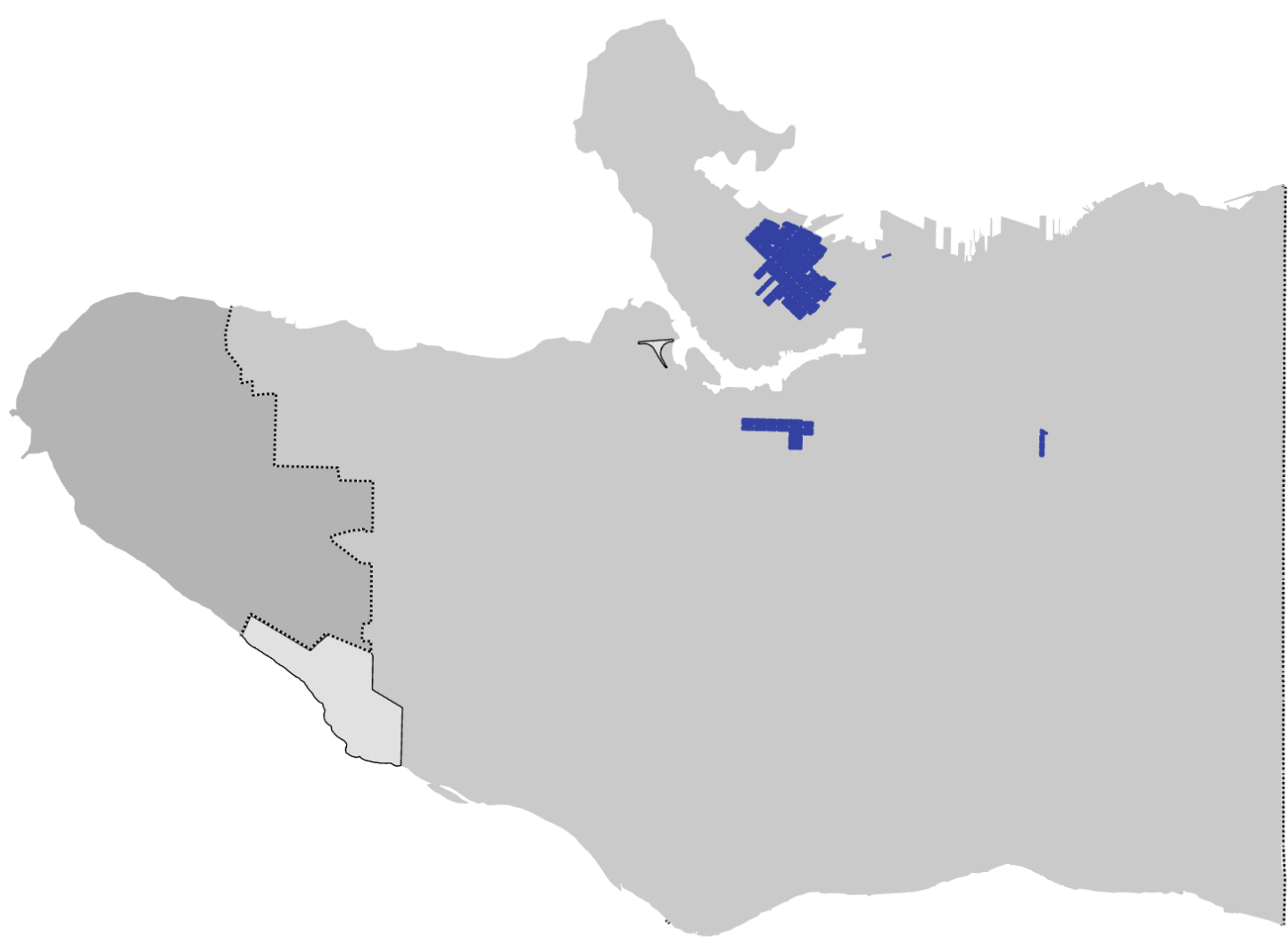
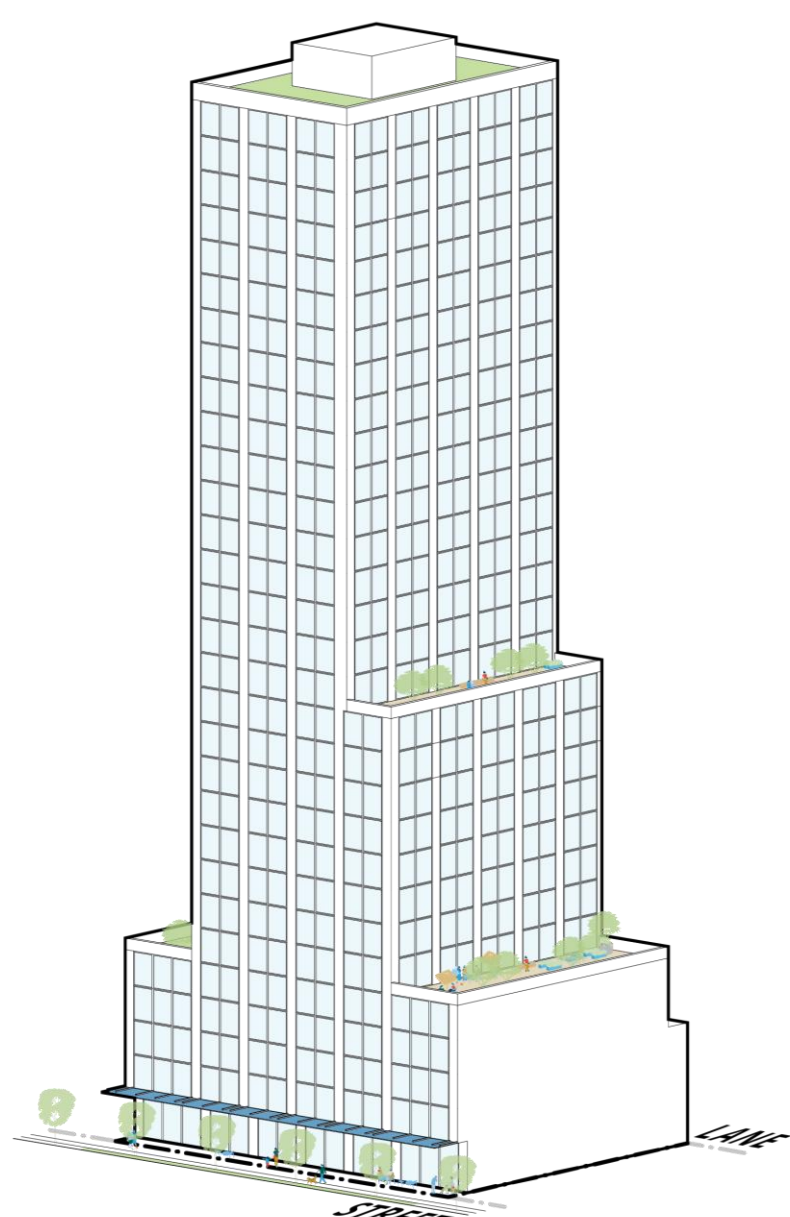
Heights: Up to 6 storeys (or up to 8 storeys for mixed-use buildings located within a Transit-Oriented Area)



Business Districts

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.

Street level retail and service uses may be required and residential is generally not permitted.



Main Uses:

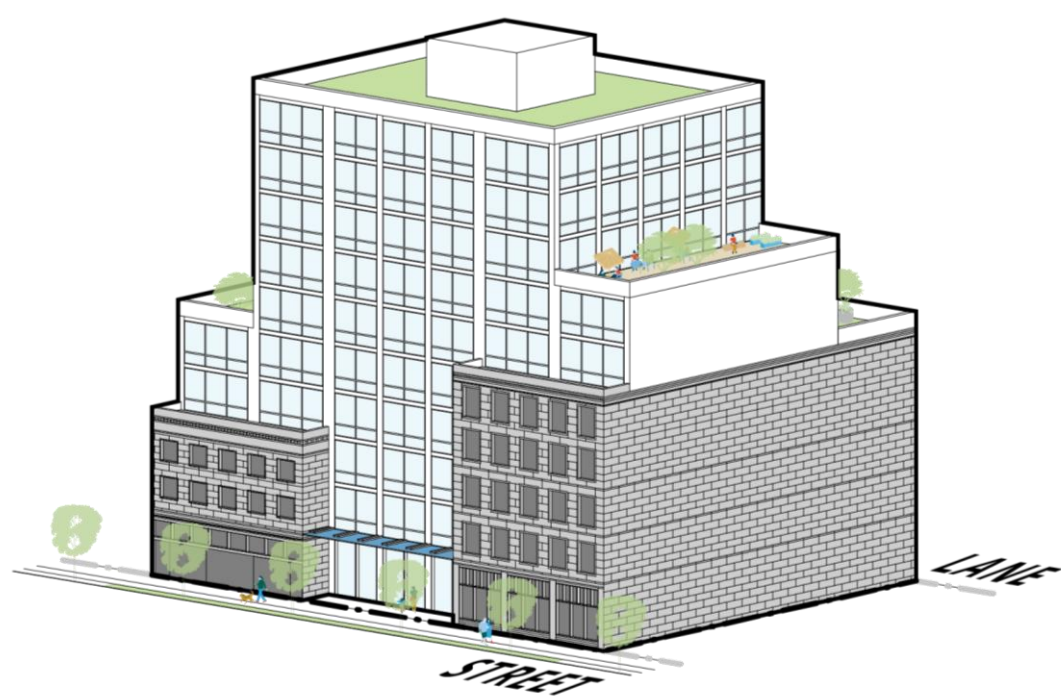
- Office
- Service
- Cultural and recreational
- Retail
- Institutional

Complementary Uses:

- Compatible manufacturing, wholesale, and transportation and storage uses
- Utility and communication
- Parking
- Dwelling uses, subject to restrictions and only in certain areas
- Agricultural

Downtown Heritage Areas

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.



Main Uses:

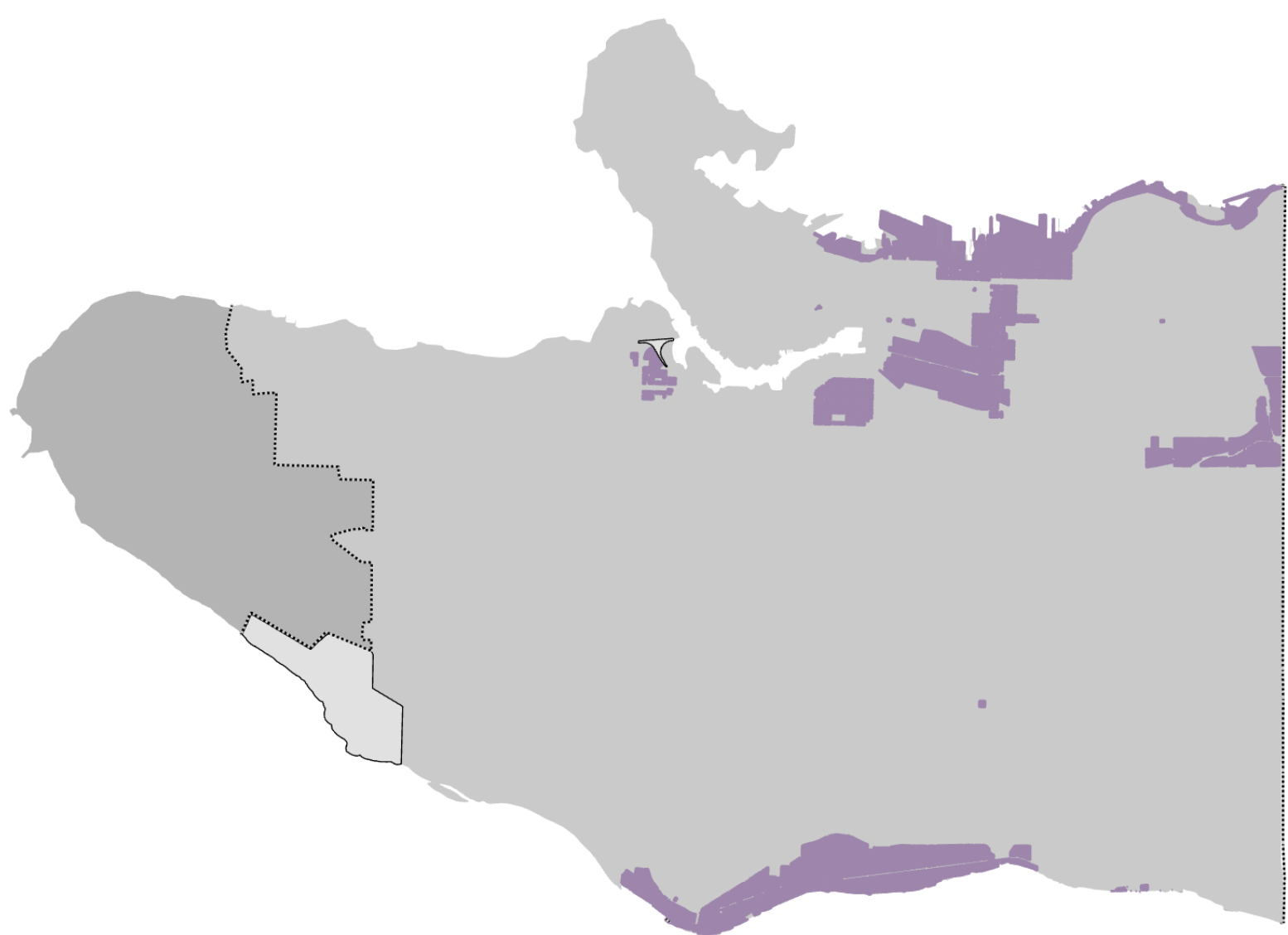
- Office
- Retail
- Manufacturing
- Service
- Wholesale
- Cultural and recreational
- Institutional

Complementary Uses:

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

Industrial & Employment

Lands 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.



Main Uses:

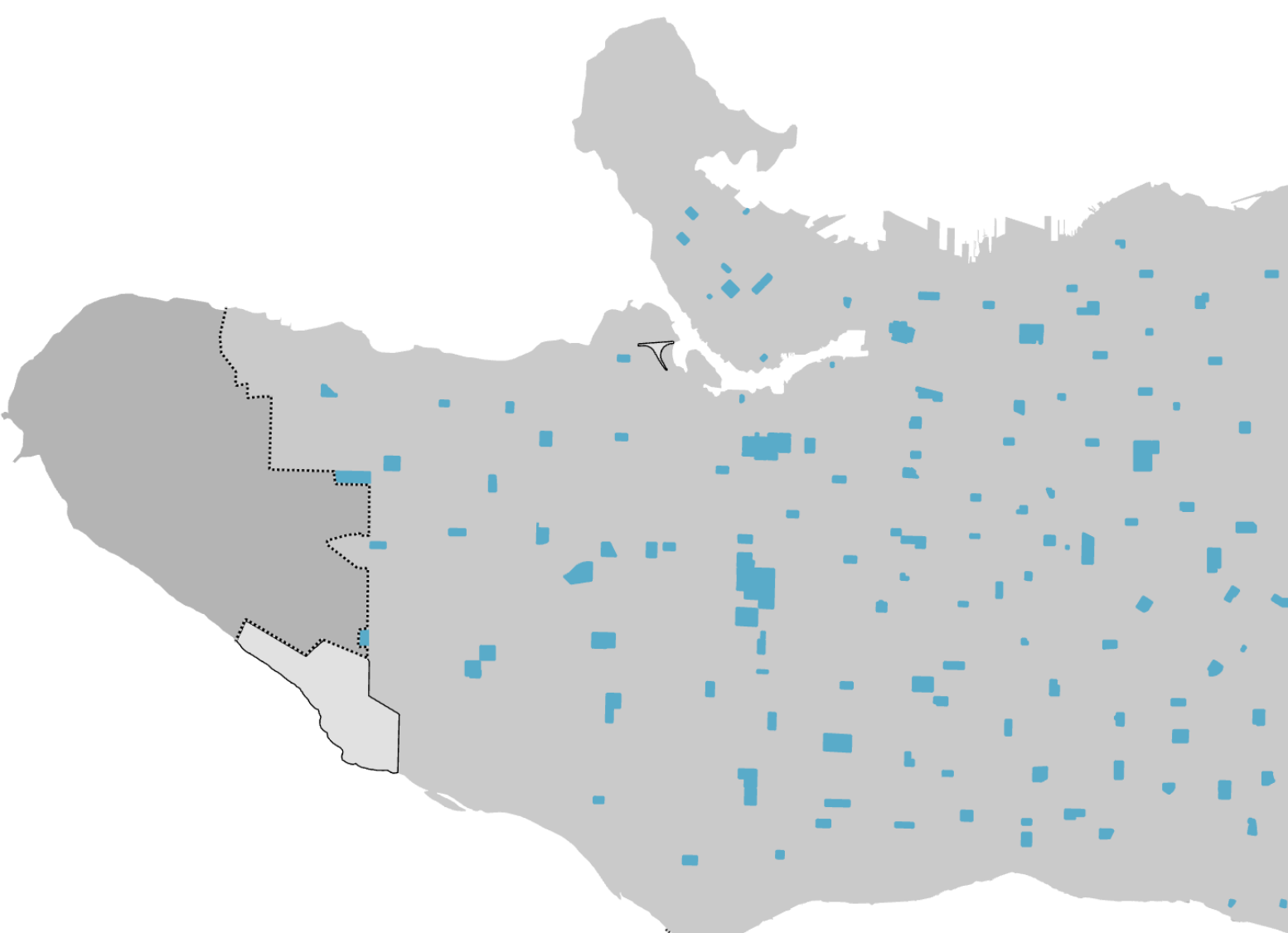
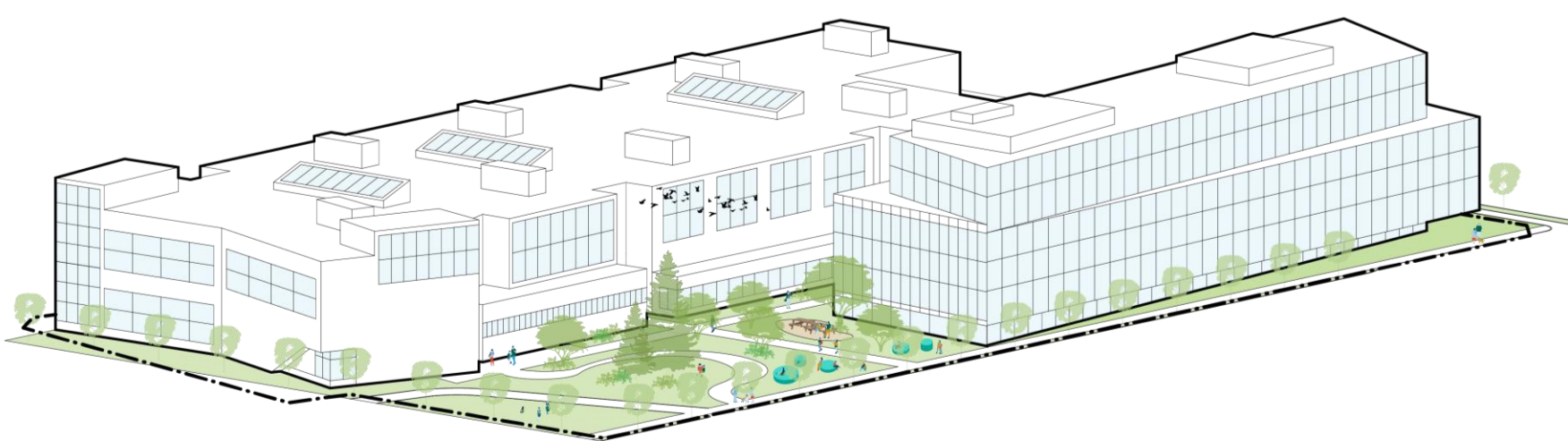
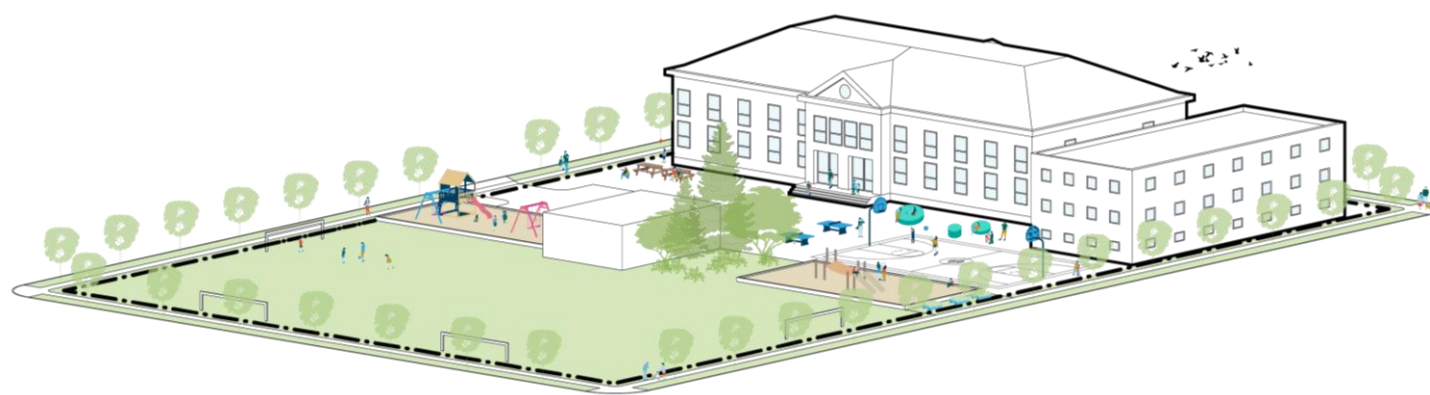
- Manufacturing
- Transportation and storage
- Wholesale
- Service
- Utility and communications
- Office

Complementary Uses:

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

Institutional

Lands generally reserved for essential institutional sites that serve a variety of needs throughout neighbourhoods. Lands designated as Institutional include major hospitals, colleges and universities, public school, and other major government facilities. Residential intensification is not permitted on these lands, except for dormitory style rooms operated by a campus institution or dwelling uses ancillary only to the main use on the site.



Main Uses:

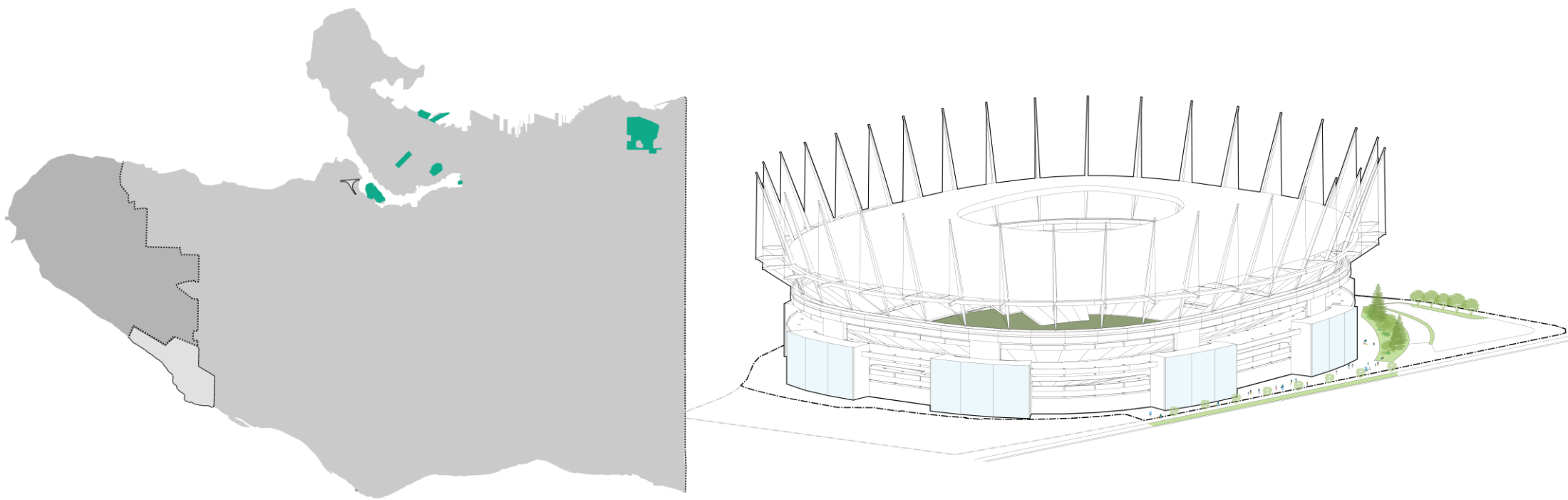
- Institutional
- Cultural and recreational

Complementary Uses:

- Office
- Service
- Certain manufacturing, transportation and storage uses
- Utility and communication
- Parking
- Agricultural
- Ancillary dwelling uses

Destination Venue District

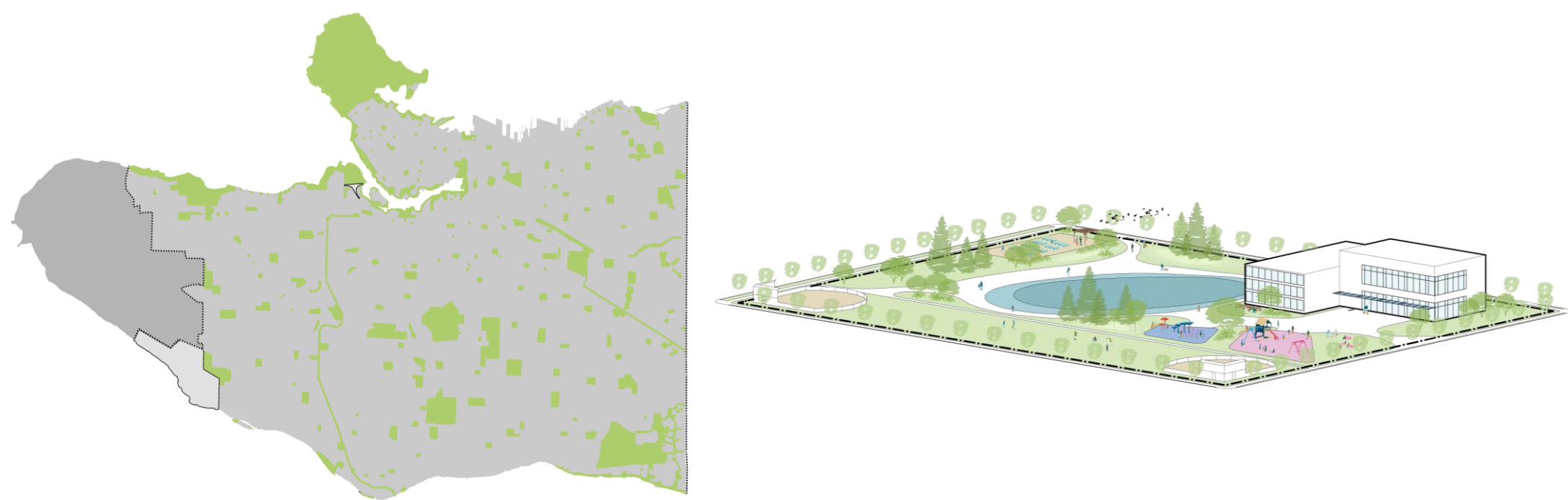
Lands that serve a specialized purpose, such as event centres, arenas, or exhibition grounds. These sites, typically government-owned, function as regional destinations for arts, tourism, entertainment, and other public events. Residential development is restricted.



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

Parks & Open Space

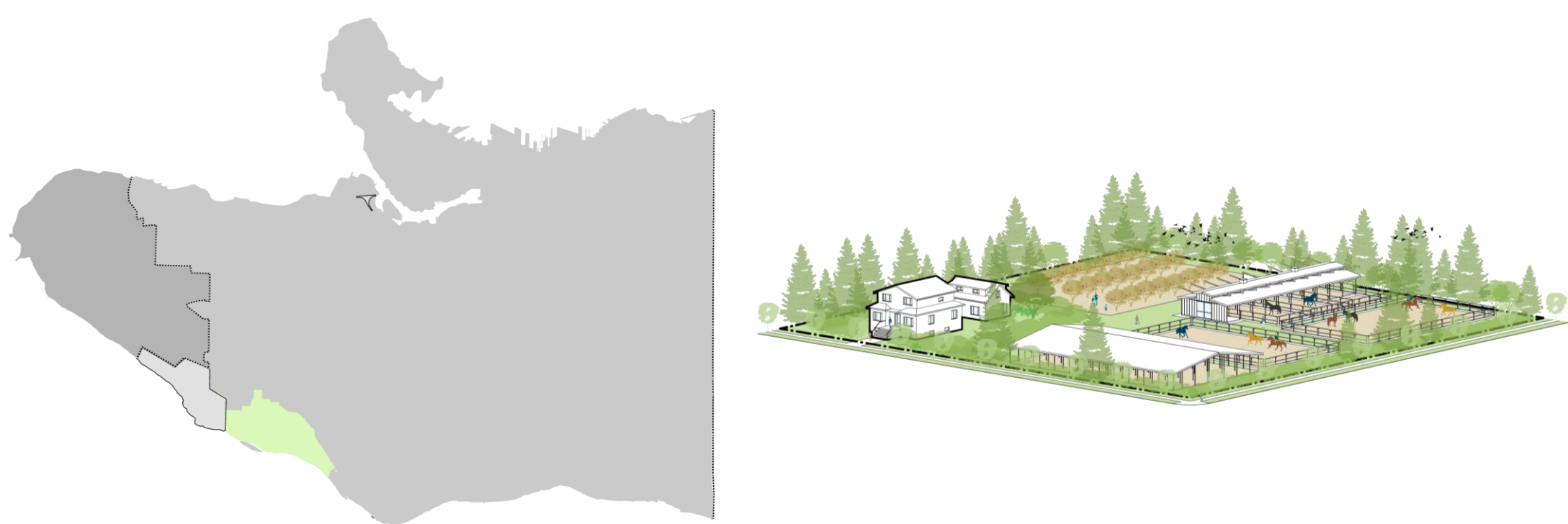
Lands used for parks, golf courses, plazas, and cemeteries that provide vital recreational, cultural, ecological, and social functions. These areas are fundamental infrastructure in supporting Vancouver's livability, health, and climate resilience. Development is limited to uses that support or enhance park and recreation facilities.



- 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 uses
 - Dwelling uses that are ancillary to park uses

Agricultural

All lands in the city that are designated as Agricultural are also in the Agricultural Land Reserve and are zoned RA-1. The RA-1 District Schedule intends to maintain and encourage the semi-rural, equestrian and limited agricultural nature of these lands.



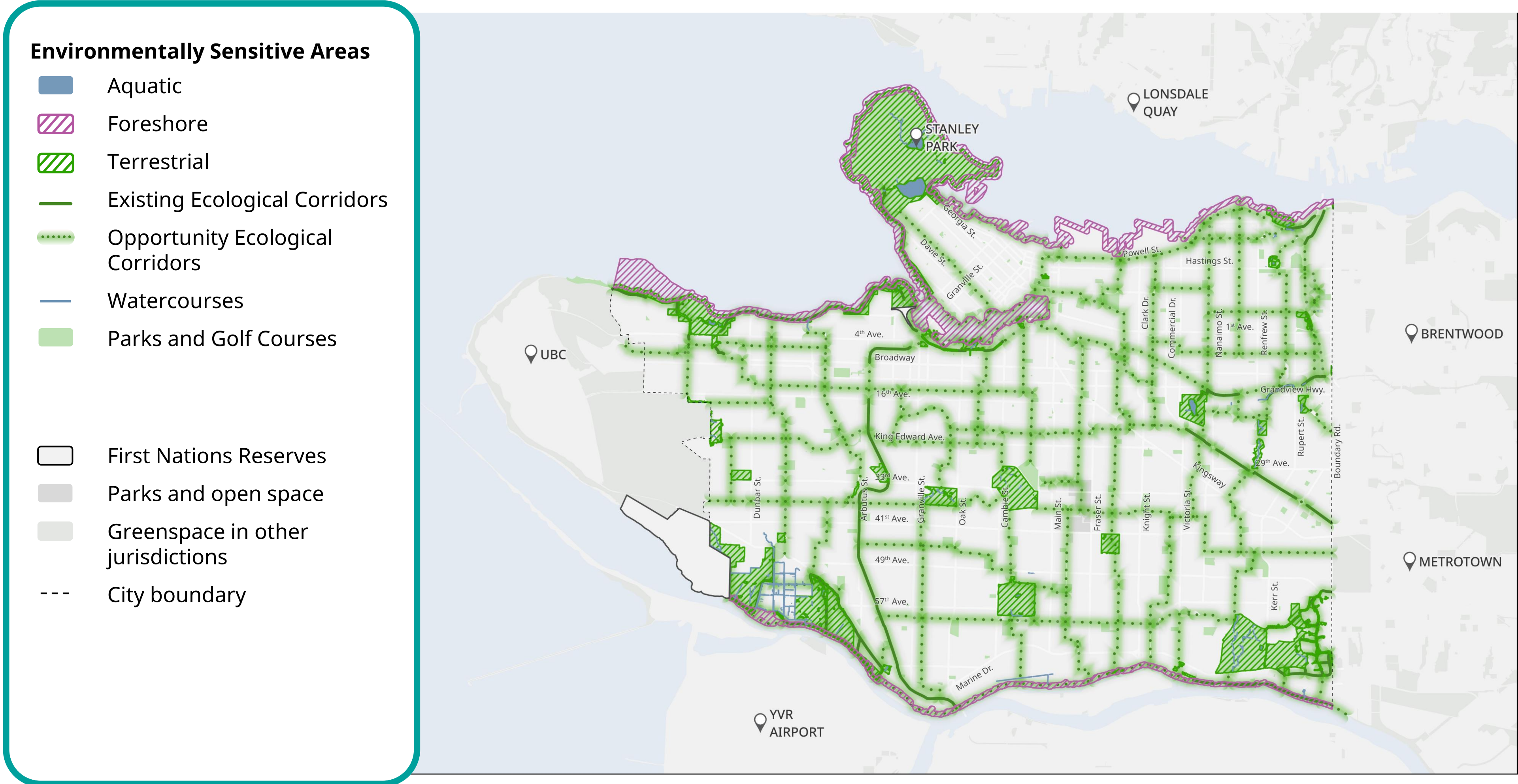
- Main Uses:**
 - Agricultural uses
 - Single detached houses
- Complementary Uses:**
 - Infill single detached houses
 - Supportive or community care housing
 - Dwelling or retail uses ancillary to agricultural uses
 - Parks or playgrounds

Since Vancouver Plan we’ve added...

- +

 - New mapping and policy for Environmentally Sensitive Areas while supporting community growth
- Updated “Ecological Network Vision Map” (see below)

Ecological Network Vision



Direction: *Support the health of Vancouver’s ecosystems as an integral part of planning, urban design, and city-building.*

Policy Highlights

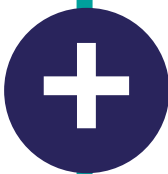
- Integrate the ecological network in plans and regulations
- Protect and enhance ecological functions of environmentally sensitive areas
- Grow the urban forest canopy coverage to 30% by 2050

See draft ODP for more information: pp. 124-129

Environmentally Sensitive Areas are lands that have ecological attributes worthy of special care to preserve their natural state and function.

Ecological corridors connect natural areas, create more green space for people and nature, and provide neighbourhood benefits such as urban cooling, flood control, and improved health and wellness.

Since Vancouver Plan we've added...



- New directions and policies for public schools, campus institutions (e.g., colleges and hospitals), and community-serving institutional uses
- New maps showing existing civic services, hospitals, community facilities, city-facilitated childcares
- Institutional Designation in the GLU, which includes public schools, campuses, and other major government facilities (see Board 17)

Public Schools

Direction: *Support public schools as integral features of complete neighbourhoods*

Policy Highlights

- Protect existing public school sites as places to accommodate the educational and learning needs of school aged children.
- Residential uses are not intended on most existing school sites.

See draft ODP for more information: pp. 150-151



Charles Dickens Elementary
Source: Meredith Seeton

Community-Serving Institutions

Direction: *Support community-serving institutional uses as part of complete neighbourhoods*

Policy Highlights

- Seek to retain or expand community-serving spaces on community-serving institutional sites.
- Encourage the replacement of existing and development of new public or non-profit- childcare and community care and assisted living uses.

See draft ODP for more information: pp. 149



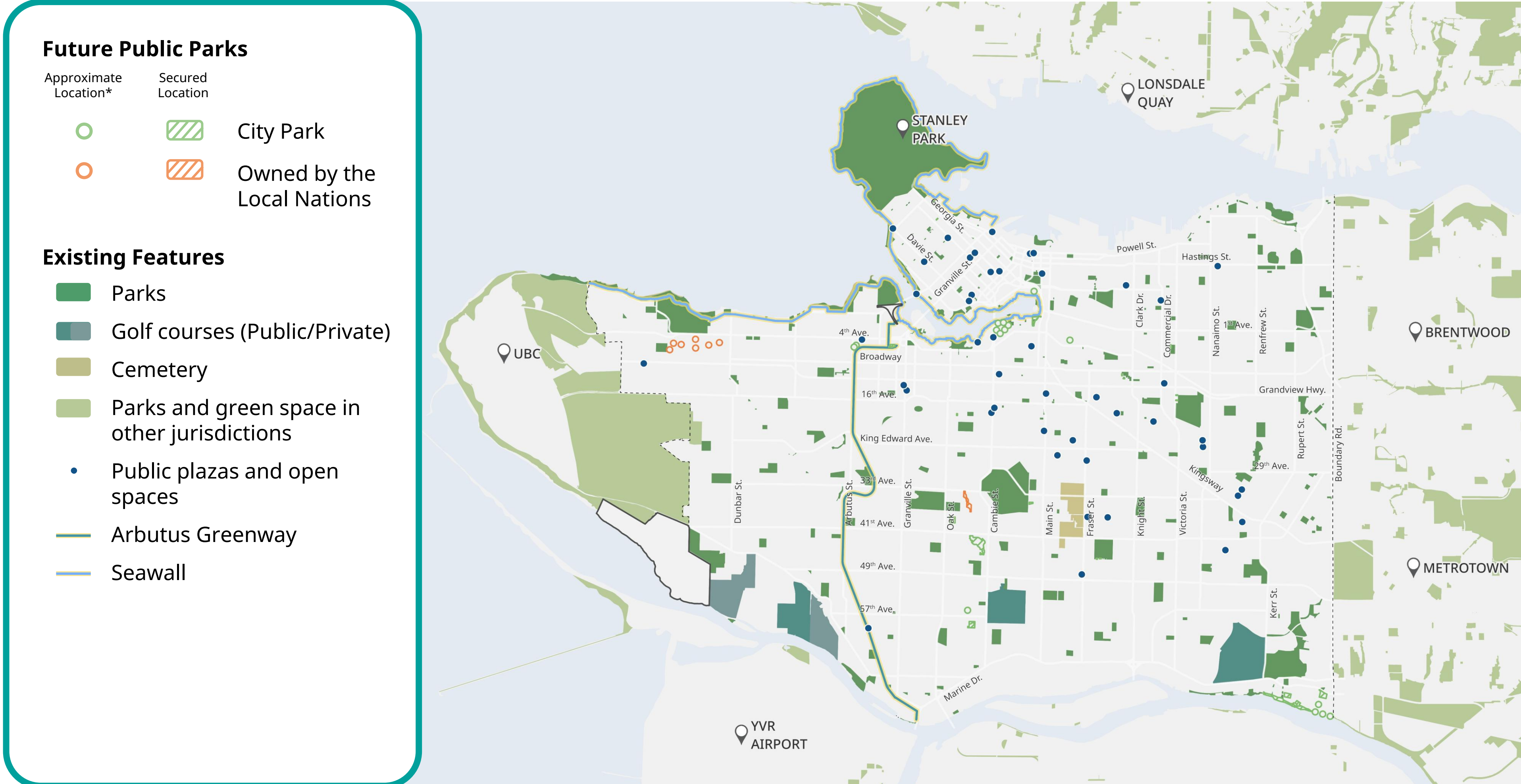
Marpole Community Hub
Source: Marpole Oakridge Family Place

Since Vancouver Plan we've added...



- “Public Space” chapter expanded to “Parks and Public Space”
- New map of existing and future parks and public spaces
- Parks and Open Spaces Designation in the GLU (see Page 18)
- New direction and policies pertaining to park design and programming, e.g. balancing active recreation areas with passive spaces and natural systems

Parks and Public Spaces



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

Future Parks depicted are only those identified or secured through Council-approved policy statements, area-specific Official Development Plans and rezonings or parkland acquisitions. **This map will be updated to show additional parks as they are secured through planning processes or additional parkland acquisition.



What is the difference between this map and the Parks and Open Spaces GLU designation?

The GLU map shows development potential, and in the case of parks, greenways, and regionally-designated Conservation and Recreation lands, designates these as Parks and Open Spaces. This designation protects these sites for their livability, health, and climate resilience functions. The Parks and Public Space Map offers a more detailed view of the distribution of current and planned parks and other public spaces, including plazas and public spaces within road rights-of-ways.

See draft ODP for full chapter and added policies: pp. 158-165

Since Vancouver Plan we’ve added...

- +

 - “Watersheds and Water Resources” chapter was broadened to “Utilities”
 - New maps of water distribution, sewer and drainage infrastructure
- New direction and policy for managing and reducing waste, and energy and communication

Direction: *Ensure proper waste collection and disposal, and advance zero-waste practices*

Policy Highlights:

- Identify and secure space on both public and private property to enable a system of neighbourhood and city-scale materials management.
- Create efficient and convenient public and private waste management systems and minimize impacts on the public realm and environment.
- Integrate opportunities to create environmental, social, and economical benefits from waste management systems.

See draft ODP for more information: pp. 166-175



Recycling pick up in an alleyway
Source: City of Vancouver



Hinge Park wetland
Source: City of Vancouver



Excavator working on sewer separation at West 49th
Source: City of Vancouver

Utility capacity & development

The City is continuously working to align land use planning and utility planning to maximize the value of infrastructure investments. To provide greater housing choice and job opportunities (more complete neighbourhoods), utility upgrades may be required to support new development in some circumstances.

Since Vancouver Plan we’ve added...



- New chapter called “Hazardous Lands and Risk Reduction”
- New maps showing areas prone to flooding, extreme heat and areas vulnerable to impacts of earthquakes

Vision:

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

Direction:

-Deepen our knowledge and understanding of hazard risks

-Proactively reduce risk through land use planning and policy development

Policy Highlights:

- Continue to regulate development on hazardous lands (e.g. through the Vancouver Building By-Law), and improve regulations and policies over time.
- Consider hazardous lands in area planning.
- Develop policies & leverage partnerships with senior governments to reduce risks to existing buildings and infrastructure.
- Ensure development near rail mitigates risks.

See draft ODP for more information: pp. 178-185



What are the highest risk hazards to Vancouver?

According to the 2024 Hazards, Risks and Vulnerability Assessment (HRVA), the highest risk hazards to Vancouver are earthquakes and extreme heat events, though risks will change over time.

Indigenous Rights & Reconciliation

- + New Direction & Policy on continuing to implement the Vancouver UNDRIP Strategy, and updating the ODP as needed

Childcare

- + Updated policy to identify and secure publicly owned sites for the rapid delivery of spaces, prioritizing opportunities for prefabricated or modular

Growth Projections & Housing Needs

- + Growth projections are being updated and will be included in the final ODP
- + The ODP considers the 2024 Housing Needs Report, the GLU designations provide sufficient room for growth to meet 20-year housing needs

Arts, Culture & Heritage

- + Adjustments to the policy area map to show Cultural Redress Areas
- + Expanded policy on protecting archaeology (draft being reviewed by local Nations)

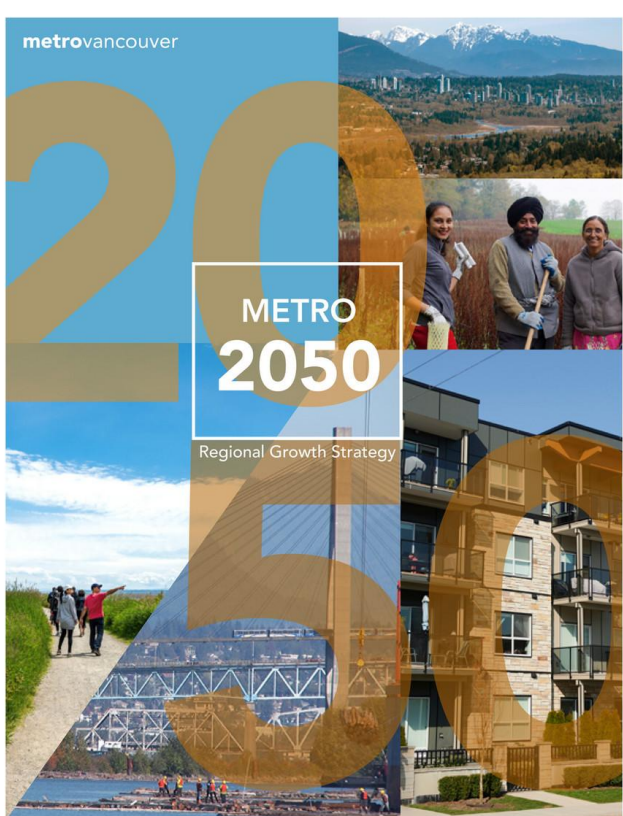


Local shopping area, Main Street
(Source: Alison Boulter)



Children jumping (Source: Chani Joseph)

Regional Context Statement



Vancouver’s Regional Context Statement (RCS) is being updated to demonstrate consistency between the Vancouver ODP and the updated Regional Growth Strategy, Metro 2050. The RCS will be appended to and form part of the Vancouver ODP.

Both the city and regional plans seek to focus growth and advance complete communities, protecting important ecological assets, agricultural and industrial lands. Both plans also seek to advance reconciliation, climate action, and equity.

Pathways through which the ODP will be implemented, by the City, as well as through development and through collaboration with partners:

1

The City will continue to **develop new area plans and policy**, to clarify expectations and opportunities at the area-specific level, and to advance the Big Ideas of the Plan.

2

The City will **align & streamline policy & regulations**, to continue to move towards greater policy and regulatory clarity and simplicity, while protecting livability.

3

The ODP will be implemented through development, by **ensuring rezoning application consistency** with the Generalized Land Use Designation and policies.

4

The City will **manage assets & service growth** in alignment with priorities identified in the ODP.

Meeting the needs of a growing, changing city is challenging in the context of limited resources and ageing infrastructure. The City has begun work on a public infrastructure investment framework, which will establish optimized service levels that are achievable within the City's long-term financial capacity. Projections and directions in the ODP will inform this framework. **Senior government support is critical** for maintaining and enhancing livability.



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

A Living Plan

Regular ODP Reviews: The ODP will be regularly updated in response to the changing context and priorities impacting how Vancouver will grow



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

Version 2: By 2030, the City must:

- repeal all existing ODPs (area- and topic-specific)
- reflect the anticipated updated Housing Needs Report

Future Updates: The ODP is anticipated to be reviewed at least every five years, in alignment with subsequent Housing Needs Report updates, and revised where necessary.

Port of Vancouver (Source: City of Vancouver)



Regular ODP reviews and updates will include opportunities to engage

ODP Amendments

Changes to the ODP, outside of the 5-year review cycle, may be needed to take advantage of new opportunities that advance the ODP’s big ideas and intent.

Amendments could be:

- **City-initiated**, e.g. to maintain consistency between the ODP and new area plans, or
- **Privately-initiated**, to change the Generalized Land Use Designation of a parcel.



SkyTrain near Science World (Source: City of Vancouver)

Privately-Initiated ODP Amendment Process

Under new provincial legislation, future development that is contrary to the ODP cannot proceed without an ODP amendment.

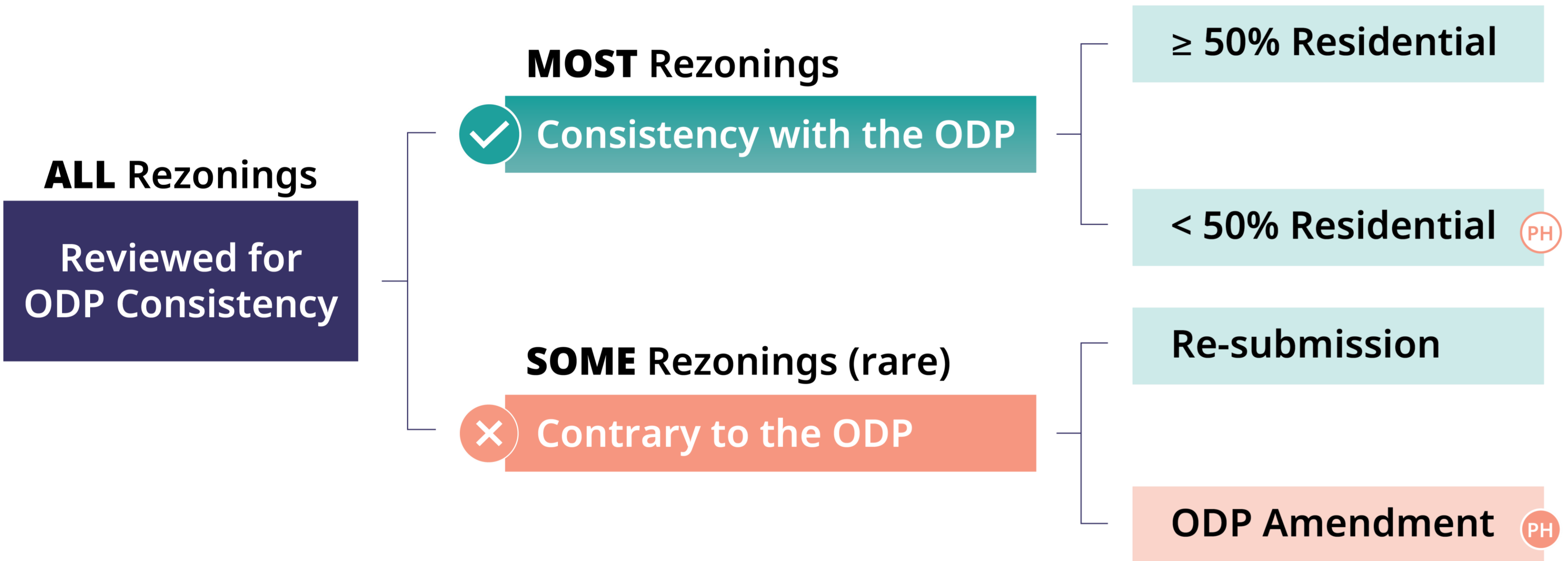
Amendment applications will be evaluated for their alignment with the intent of the ODP and potential for community benefit. Not all applications will be supported or approved.

Consultation Requirements

The following requirements will apply to all future ODP amendments:

- Public Hearing
- Consultation with the school boards
- Consideration of consultation* with a range of organizations and authorities, including First Nations

**Consultation will be scaled to the scope of the proposed change to the ODP.*



Public Hearing:



May be required (Council to determine)



Required

Thank you for your review and comments on the draft Vancouver ODP.

Public consultation is on-going throughout October 2025. In addition to online and in-person open houses, consultation activities include:

- targeted outreach to organizations and authorities that may be impacted;
- consultation with City advisory committees; and
- circling back to organizations that participated in Vancouver Plan.

Consultation with First Nations is on-going.

Learn More

 shapeyourcity.ca/odp

 odp@vancouver.ca

Share your thoughts

 [Fill out the survey](#)



Input collected through this engagement period will be summarized and published online. Input will inform the final version of the ODP and a future updated version of the ODP in 2030.

A public hearing will be held in early 2026 prior to consideration of adoption of the Plan.

What's Next?

