

Consultation Summary Report

2024-2025



CITY OF
VANCOUVER

Vancouver Official
Development Plan



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 Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səlilwətał (Tsleil-Waututh Nation) (local 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.

Contents

1. Introduction	4
1.1 Background	4
1.2 Process.....	4
2. Methodology	5
2.1 Targeted Consultation	5
2.2 Public Consultation	7
3. Findings	10
3.1 Targeted Consultation	10
3.2 Public Consultation	16
4. Conclusion	24

Executive Summary

In June 2024, City staff launched a planning process to develop Vancouver’s first city-wide Official Development Plan (ODP) as required by provincial legislation (Bill 18). Using Vancouver Plan (2022) as the basis for this process, City staff focused consultation on the outstanding technical and administrative content required for the ODP. Targeted consultation began in 2024 and opportunity for public review and feedback on the draft ODP took place in October 2025.

Consultation involved invitations for input from 127 organizations and authorities, over 20 targeted consultation meetings, 6 open houses, 6 pop-ups and 1,020 survey responses containing over 5,000 comments. This consultation summary report provides an overview of the consultation activities and a summary of what we heard.

Key Findings

- Community infrastructure, services, and amenities should keep pace with growth.
- Housing affordability, tenant protections and social housing are top priorities.
- Mixed opinions on density and building height reflect tensions between growth and neighbourhood character.
- Stronger environmental protection and clearer information on hazard planning are widely supported.
- Concerns regarding public process and governance of the ODP both during its development and in the future following Council adoption.
- Greater clarity sought on contents and role of the ODP, including its relationship to other land use regulations and policies.

1. Introduction

1.1 Background

The City of Vancouver was required by provincial legislation to adopt a city-wide Official Development Plan (ODP) by June 2026. Much of the work required for a city-wide ODP was completed for the Vancouver Plan, which was developed through extensive engagement with the local Nations, public, and stakeholders over four phases of engagement and nearly three years. To develop a shared vision for Vancouver's future, the outreach and engagement processes for Vancouver Plan were designed to reach diverse and under-represented people and communities and to hear from new voices and understand new ideas.

In June 2024, City Council directed staff to use the Vancouver Plan as the basis for developing the Vancouver ODP. This report provides a summary of consultation undertaken to develop the ODP.



1.2 Process

With Vancouver Plan as the basis for developing the Vancouver ODP, the City's approach to consultation focused on the outstanding technical and administrative content required to meet legislative requirements. Retaining Vancouver Plan content honours the significant participation, ideas and feedback that the local Nations, the public, equity-denied communities and interested and impacted parties shared during the planning process.

The engagement process for the Vancouver ODP was organized into four phases (see Figure 1).

Figure 1: Key deliverables by project phase

- **Phase 1: Scoping & Launch Prep (2024)**
 - Council considers ODP scope and work program
 - Referrals to the local Nations
 - Outreach to external boards and agencies
 - Webpage and newsletter updates
- **Phase 2: ODP Development (2024-2025)**
 - Draft ODP shared with local Nations
 - Targeted consultation with external boards and agencies
 - Targeted consultation with civic agencies
- **Phase 3: Draft ODP (2025)**
 - Continued consultation with local Nations
 - Targeted consultation continued
 - Draft Vancouver ODP shared publicly for review and feedback
 - Public events and survey
 - Webpage and newsletter updates
- **Phase 4: Final ODP (2026)**
 - Public Hearing
 - Referral to Metro Vancouver Regional Board

2. Methodology

2.1 Targeted Consultation

Targeted consultation with external organizations and authorities began in 2024 and was guided by Council direction from June 2025 related to legislative requirements in the Vancouver Charter for City Council to:

- Consider whether the opportunities for consultation with certain persons, organizations and authorities should be early and ongoing; and,
- Provide at least one opportunity for consultation with persons, organizations and authorities it considers will be affected.

In addition to legislative requirements to consider consultation with First Nations, consultation with xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səliwətał (Tsleil-Waututh Nation) (local Nations) was guided by the City's existing government-to-government partnerships with the local Nations.

Outreach Methods

Outreach to organizations and authorities took place during strategic points throughout the project and included in-person and virtual information sessions and meetings.

- **Local Nations:** Project referrals were submitted to Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation in 2024 and subsequent meetings were held in summer 2024 and summer 2025. Communication continued throughout the project.
- **School Boards:** Meetings with school boards (the Vancouver School Board and Conseil scolaire francophone) began in 2024 and continued throughout the project.

- **Regional Associates:** Three information sessions were held for adjacent municipalities, senior government agencies, and other stakeholders in fall 2024, to inform groups of the project scope and to seek early feedback. Two sessions with these groups was also hosted in fall 2025, presenting highlights from and seeking feedback on the draft ODP.
- **Civic agencies:** City staff presented to civic agencies such as the Vancouver City Planning Commission and a Joint Committee made up of representatives of the City's Council Advisory Committees in spring 2025. Follow-up sessions took place in fall 2025 where members were invited to provide comments and questions on the draft ODP.
- **Urban Indigenous residents and organizations:** In October 2025, City staff hosted an engagement event for urban Indigenous community members to share information and gather feedback in a culturally appropriate way. Urban Indigenous residents and individuals representing organizations that serve urban Indigenous community members were invited to attend and provide feedback on the draft ODP. Invitees included Metro Vancouver Aboriginal Executive Council, Urban Native Youth Association, Aboriginal Front Door, the Urban Indigenous Peoples' Advisory Committee, the Downtown Eastside Women's Centre, and Western Aboriginal Harm Reduction Society (WAHRS).

City staff also reached out via e-mail to equity-denied groups who were engaged in Vancouver Plan, and additional organizations as directed by Council, informing them of the draft ODP and opportunities to engage. See Table 1 for the full list of organizations.

Table 1. List of additional organizations invited to engage

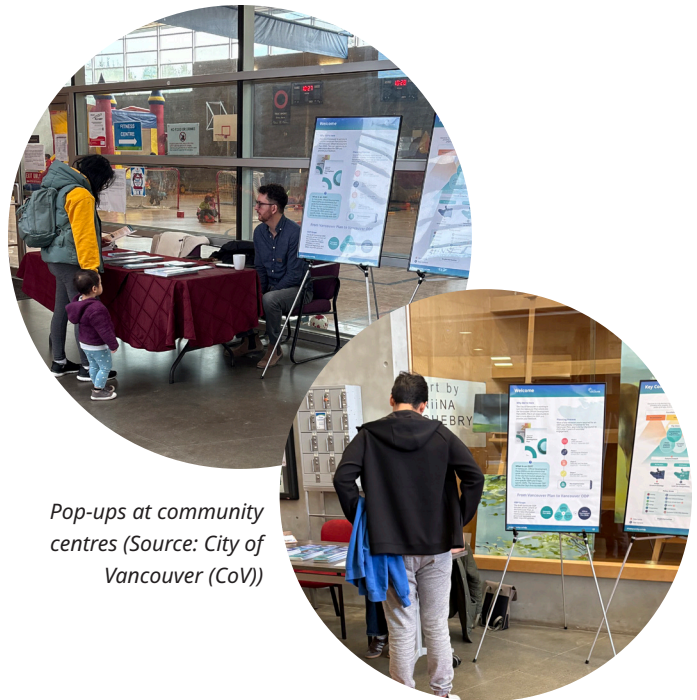
Equity-Denied Groups and Non-Profit Operators	
<ul style="list-style-type: none"> • 411 Seniors Centre • African Descent Society of BC • Ann Livingston at Abundant Community • Asian Canadian Equity Alliance Association • BC Coalition of Experiential Communities • CleanStart BC • Connective Support Society • Creating Accessible Neighbourhoods • Crisis Centre BC • Cross Cultural Strathcona Walking Tours • DTES Coordinated Community Response Network • Eastside Family place • Eastside Movement for Business & Economic Renewal Society (EMBERS) • Exchange Inner City • First United Church • Hives for Humanity • Hua Foundation • ISSofBC • Joyce Street Action Network • JustWork • Kathara Pilipino Indigenous Arts collective Society • La Boussole - Francophone Community Centre • Marpole Oakridge Family Place • Midtown Service Providers • Mission Possible • MOSAIC • National Pilipino Cultural Centre of Canada (NPC3) • Open Door Group 	<ul style="list-style-type: none"> • Out on Screen • Pacific Community Resources Society • PLEA Community Services • Potluck Cafe Society • Powell Street Festival Society • Punjabi Market • Rainbow Refuge • Recycling Alternative • Ross Street Gurdwara • BTQ+ South Asians • South East Asian Cultural Heritage Society • S.U.C.C.E.S.S. (United Chinese Community Enrichment Services Society) • The Binnars' Project • The Kettle Friendship Society • Union Gospel Mission • Urban Horse Project • Vancouver Aboriginal Friendship Centre • Vancouver Area Network of Drug Users (VANDU) • Vancouver Association for Survivors of Torture • Vancouver Community Action Team (CAT) • Vancouver Cohousing • Vancouver Foundation • Vancouver Women's Health Collective • WAVAW Rape Crisis Centre • WePress collective • West End Seniors Network (WESN) • Women Transforming Cities International Society • YWCA Metro Vancouver
Additional Organizations	
<ul style="list-style-type: none"> • Abundant Housing Vancouver • BC General Employees' Union (BGEU) • BC Non-Profit Housing Association • BC Poverty Reduction • Carnegie Community Action Project • Canadian Union of Public Employees (CUPE) 15, 1004, 391 • Disability Alliance BC 	<ul style="list-style-type: none"> • Filipino BC • Hospital Employees' Union (HEU) • Hogans Alley Society • Khalsa Diwan Society of Vancouver • The Jewish Federation of Greater Vancouver • The SRO Research Collaborative • Vancouver Tenants Union

2.2 Public Consultation

Public consultation for the ODP took place in October 2025 when a draft of the ODP was published for public review. The following outreach and tactics were scaled to the scope of the project, focusing on the new legislatively required content added since Vancouver Plan adoption.

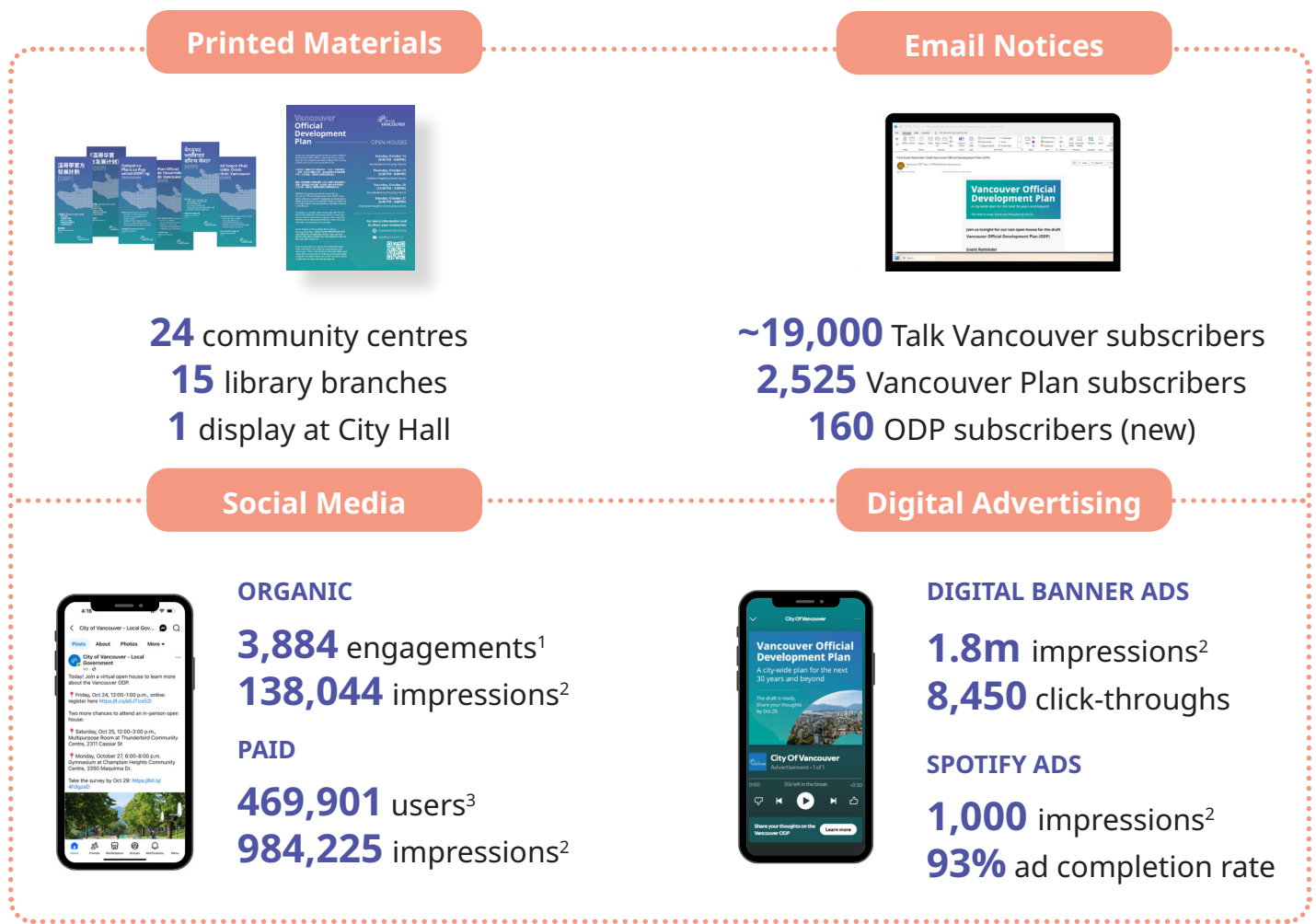
Outreach Methods

Given the city-wide scale of the Vancouver ODP, City staff employed a range of outreach methods with the goal of reaching a diversity of residents (see Figure 2).



Pop-ups at community centres (Source: City of Vancouver (CoV))

Figure 2: Summary of public outreach methods



¹ **Engagements:** The total number of times users engaged with the content (e.g., likes, shares, comments).

² **Impressions:** The total number of times our content was displayed (a single person can have multiple impressions).

³ **Reach:** The total number of unique people who saw the content.

Engagement Tactics

Webpages

In 2024, an ODP webpage was launched on the City's website (vancouver.ca/odp) providing important information about new provincial requirements, information about how the ODP will work, updates on the consultation process, and key planning terms. The webpage was updated throughout the project to align with new information or opportunities to engage.

Shape Your City (shapeyourcity.ca/odp) was used as the primary engagement webpage during Phase 3 (draft ODP). This webpage was a critical tool that enabled City staff to share draft documents, a project timeline, frequently asked questions, informational videos, public event details, and links to the Talk Vancouver survey.

Survey

An online survey was hosted on Talk Vancouver from October 8 to 29, 2025 for members of the public to provide their comments on the new content in the draft ODP. The survey matched the scope of the project and included open-ended questions about the new content in the draft ODP and the City's approach to meeting provincial requirements.

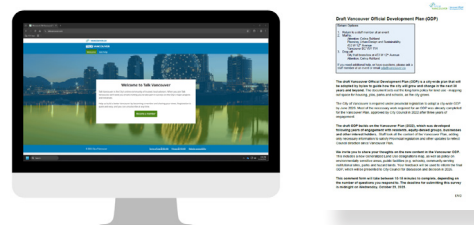
To enable feedback from a diversity of voices, the survey was available in six additional languages in alignment with the City's Language Access Policy: Traditional Chinese, Simplified Chinese, Tagalog, Spanish, Punjabi, and Vietnamese. Paper copies of the survey were available at in-person events and 3-1-1 assistance was offered for the public to provide comments over the phone.



1,171 informed participants¹
7,038 aware participants²

¹ **Informed:** Visitors who viewed documents or the video gallery associated with the project; informed participants are a subset of aware participants.

² **Aware:** Number of unique visitors to the application webpage that viewed only the main page.



1,020 survey respondents
5,036 written comments



Survey table at event (Source: CoV)

Events

Public events were strategically located to align with the engagement districts established during Vancouver Plan (see Figure 3). These engagement districts were developed using existing local area boundaries, and were intended to balance geographic and demographic considerations, while providing opportunity for more localized discussion. Cumulatively, these events included approximately 400 touchpoints with the public.

Six **open houses** were hosted in October 2025: four in-person and two virtual. In-person events presented the draft ODP through a series of display boards and printed materials, and comparable information was presented virtually through digital slides. Open houses were an opportunity for the public to learn more about the draft ODP and to ask City staff questions. Attendees were encouraged to share their feedback through the online survey or through paper copies provided at the event.

Six **pop-up events** were hosted in October 2025 to “meet people where they’re at” and engage with members of the public who may not have time or interest in attending a scheduled event.

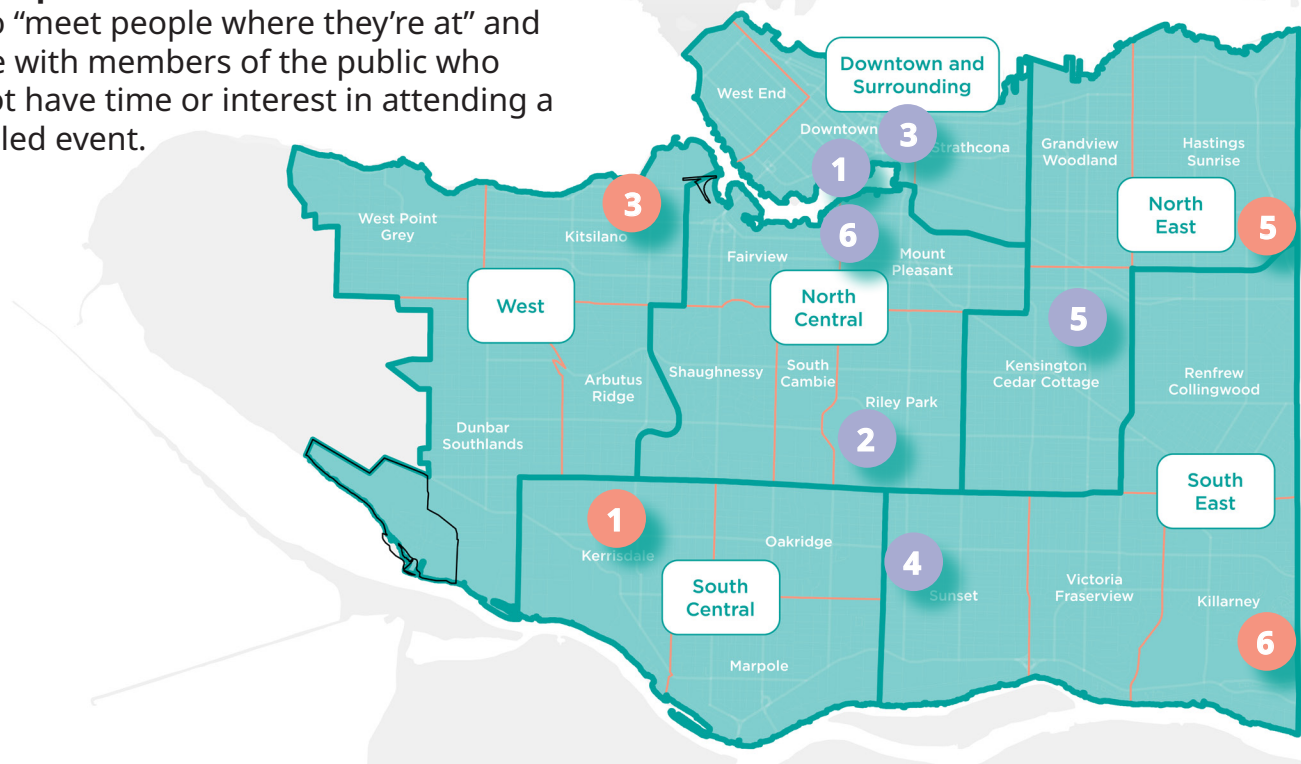
Open Houses

- 1 Kerrisdale Community Centre (CC) | Oct. 14, 2025 (6-8pm)
- 2 Virtual (Online) | Oct. 16, 2025 (6-7pm)
- 3 Kitsilano Neighbourhood House | Oct. 23, 2025 (6-8pm)
- 4 Virtual (Online) | Oct. 24, 2025 (12-1pm)
- 5 Thunderbird CC | Oct. 25, 2025 (12-3pm)
- 6 Champlain Heights CC | Oct. 27, 2025 (6-8pm)

Pop-ups

- 1 Gathering Place | Oct. 8, 2025 (3:30-5:30pm)
- 2 Hillcrest CC | Oct. 9, 2025 (9am-12pm)
- 3 Central Library | Oct. 10, 2025 (9am-12pm)
- 4 Sunset CC | Oct. 15, 2025 (9am-12pm)
- 5 Trout Lake CC | Oct. 16, 2025 (9am-12pm)
- 6 Husain Rahim Plaza | Oct. 18, 2025 (9am-12pm)

Figure 3. Engagement districts





Event at Thunderbird Community Centre
(Source: CoV)

3. Findings

3.1 Targeted Consultation

Who We Heard From

As described in Section 2.1, City staff reached out to a range of organizations and authorities throughout the project with invitations to learn more about the ODP and provide feedback.

Table 2 includes a comprehensive record of targeted outreach and engagement between 2024 and 2025. Groups marked as “participated” include those who provided input on the draft ODP and/or attended at least one project information session, event or meeting.

Table 2. Summary of outreach and engagement with targeted consultation groups (2024-2025)

Organization Name	Invited	Participated	Charter requirement	Council directed
First Nations				
Musqueam Indian Band	✓	✓	562.08 (2)	✓
Squamish Nation	✓	✓	562.08 (2)	✓
Tsleil-Waututh Nation	✓	✓	562.08 (2)	✓
Regional Associates				
Metro Vancouver Regional District	✓	✓	562.08 (2)	✓
School Boards and Greater Boards				
Vancouver School Board	✓	✓	562.08 (2), 562.1	✓
Conseil Scolaire Francaise	✓	✓	562.08 (2), 562.1	✓

Organization Name	Invited	Participated	Charter requirement	Council directed
Regional Associates (Continued)				
Adjacent Municipalities				
City of Richmond	✓	✓	562.08 (2)	✓
City of Burnaby	✓	✓	562.08 (2)	✓
District of West Vancouver	✓		562.08 (2)	✓
City of North Vancouver	✓		562.08 (2)	✓
District of North Vancouver	✓		562.08 (2)	✓
University Endowment Lands	✓	✓	562.08 (2)	✓
Government Ministries				
Ministry of Housing and Municipal Affairs	✓	✓	562.08 (2)	✓
Ministry of Indigenous Relations and Reconciliation	✓		562.08 (2)	✓
Ministry of Infrastructure	✓		562.08 (2)	✓
Ministry of Transportation and Transit	✓		562.08 (2)	✓
Agricultural Land Commission	✓	✓	562.08 (4)	✓
Housing, Infrastructure and Communities Canada	✓		562.08 (2)	✓
Transport Canada	✓		562.08 (2)	✓
Government Agencies				
Vancouver Coastal Health	✓	✓		
BC Housing	✓		562.08 (2)	✓
BC Hydro	✓	✓		
BC Assessment Authority	✓			
TransLink	✓	✓		
Pavilion Corporation	✓			
Canada Mortgage and Housing Corporation/ Granville Island	✓	✓	562.08 (2)	✓
Vancouver Fraser Port Authority	✓	✓		
Post-secondary Institutions				
University of British Columbia	✓	✓		
Simon Fraser University	✓	✓		
British Columbia Institute of Technology	✓	✓		
Vancouver Community College	✓			
Langara College	✓			

Organization Name	Invited	Participated	Charter requirement	Council directed
Regional Associates (Continued)				
Post-secondary Institutions (Continued)				
Emily Carr University of Art & Design	✓			
Other				
Board of Trade	✓	✓		
Vancouver Public Library	✓	✓		
Vancouver Airport Authority	✓	✓		
Destination Vancouver	✓	✓		
Georgia Strait Alliance	✓			
United Way	✓			
Fortis BC	✓			
Urban Development Institute	✓			
Urban Indigenous				
Metro Vancouver Aboriginal Executive Council	✓			✓
Aboriginal Front Door	✓			✓
Urban Native Youth Association	✓			✓
Urban Indigenous residents	✓	✓		
Civic Agencies				
Vancouver City Planning Commission	✓	✓		
Joint Committee (Type A Civic Agencies)				
2SLGBTQ+ Advisory Committee	✓	✓		
Arts and Culture Advisory Committee	✓			
Children, Youth and Families Advisory Committee	✓			
Older Persons and Elders Advisory Committee	✓	✓		
Persons with Disabilities Advisory Committee	✓	✓		
Racial and Ethno-Cultural Equity Advisory Committee	✓			✓
Renters Advisory Committee	✓	✓		✓
Transportation Advisory Committee	✓	✓		
Urban Indigenous Peoples' Advisory Committee	✓	✓		✓
Vancouver Food Policy Council	✓	✓		
Women's Advisory Committee	✓			

What We Heard: Local Nations

All local Nations expressed interest in reviewing a draft version of the ODP, an expanded archaeology policy and receiving referrals for future ODP amendments. The following summarizes feedback received:

- Interest in expanding on the unique rights of all local Nations.
- Some desire for greater territorial clarity, and interest in expanding context for reserve lands.
- Interest in economic reconciliation, such as by encouraging all ODP users to recognize local Nations as potential partners in development.
- Request for recognition of First Nation climate leadership.
- Interest in Indigenous harvesting of food.
- Interest in exploring opportunities for co-management of parks and public spaces.
- Request for acknowledgment that Indigenous ecological knowledge must be used with permission and stewarded appropriately.
- Desire for consultation on ODP amendments, and interest in early referrals on ODP implementation projects.

Musqueam, Squamish, and Tsleil-Waututh artists (right to left) featured on skyframes in s̓əqəlxenəm ts'əxwts'áxwí7.

Artists featured are Kitty Guerin (Musqueam), Ray Natraoro, a.k.a Ses Siyam (Squamish), and Candace Thomas (Tsleil-Waututh). (Source: CoV)



What We Heard: School Boards

Vancouver School Board (VSB): VSB staff expressed concern about the protection of institutional sites in the Vancouver ODP, noting a desire to have flexibility regarding the future of school sites owned by the District. Securing provincial capital funding for school renewal and expansion is difficult; VSB staff conveyed a desire to be able to use existing school sites for a greater range of uses, to be able to raise capital to fund and deliver education.

Conseil scolaire francophone (CSF): CSF staff noted support for protection of school sites for institutional uses, emphasizing that they are seeking to expand their capacity, to be able to provide opportunities for additional children to receive a francophone education and reduce school bus commute times. CSF staff noted support for permitting schools across all designations, and desire for further streamlining of approvals through zoning changes. The School District staff expressed interest in continuing to collaborate with the City to identify additional potential school sites to serve unmet demand and additional demand as the city grows.



John Norquay Elementary (Source: Arzen Chan)

What We Heard: Regional Associates

Regional Associates meetings in fall 2024 and 2025 were attended by a range of organizations. Staff provided presentations at both sets of meetings, sharing the scope and approach for the project in 2024, and providing highlights from the full draft ODP in 2025. Questions and comments included:

- General questions about the scope of work and ongoing opportunities for review.
- Discussion around the challenges faced by municipalities regarding infrastructure phasing given significant growth being enabled by new provincial legislation.
- Questions about the land use strategy.

In October 2025, discussion was largely focused on questions regarding how the ODP would be interpreted and implemented. Other feedback, including through written submissions, included:

- **BC Hydro:** Interest in further collaboration on infrastructure planning, including through more detailed area planning. They expressed interest in continued discussions on thermal energy networks, and recommended consideration of incorporating an energy efficiency target in addition to the GHG emission reduction target.
- **City of Richmond:** Requested clarity on industrial lands protection, use of the Fraser River, and requested a minor update to the transit network map.
- **Metro Vancouver:** Comments regarding adjacencies with Pacific Spirit Regional Park, as well as recommendations regarding strengthening policies around emissions and air quality. Metro Vancouver staff also reviewed the draft Regional Context Statement recommending minor edits for clarity.

- **Port of Vancouver:** Support for the draft ODP's goal to protect, expand and support industrial/employment areas, noting that the lands and waters within the port authority's jurisdiction are regulated under the Vancouver Fraser Port Authority Land Use Plan, 2020.
- **Vancouver Airport Authority:** Support for acknowledging flight paths related to airports, aerodromes and heliports in the draft ODP, and expressed interest in keeping the Marine Drive Special Study Area as industrial, with opportunities for major large format industrial and logistics, continued access by rail with protection of the Kent Avenue rail corridor.
- **Vancouver Coastal Health:** Overall support for the ODP, recommending elaborating on additional health hazards, focusing on vulnerable and priority populations and settings, and including additional supportive policy from topic-specific City plans and strategies within the ODP.
- **TransLink:** Requested minor changes to mapping for clarity and stronger alignment with regional plans.
- **University of British Columbia (UBC):** Desire to see stronger advocacy for rapid transit expansion to UBC.



Port of Vancouver
(Source: CoV)

What We Heard: Civic Agencies

Meetings with the Vancouver City Planning Commission were held in spring and fall 2025. The following was raised during discussion:

- Questions about the impact the ODP could have on development processing, expressing interest in further streamlining.
- Confirming with staff that area planning will still be undertaken as an important part of ensuring development advances the objectives of the ODP at the local level.
- Questions about tenant protections and growth projections.
- Desire for the City to communicate on monitoring and evaluation.

At the Joint Committee meetings (City Advisory Committees) in spring and fall 2025, representatives expressed:

- Concern about the scale of projected growth and livability, including a desire for more proactive planning for additional school sites, community centres, and firehalls.
- Interest in more proactive planning for park space, and clearer differentiation between public parks, golf courses, and cemeteries.
- Concern about tenant protection in a growing city.
- Interest in more neighbourhood energy utilities.
- Desire for clarity on future of City-owned lands.
- Concern about the plan being difficult to understand by community members, and a desire to explore more accessible and plain language communication.

What We Heard: Urban Indigenous

Held in fall 2025, the urban Indigenous engagement event included a cultural welcome and opening, as well as ceremony including identifying witnesses for the work of the day. This was followed by staff presentations and roundtable discussions with community members. In total, the event brought together 29 individuals who identified as part of the Urban Indigenous community, including representatives from the Downtown Eastside Women's Centre and WAHRS.

Feedback regarding the ODP, and key priorities for land use planning in general, was focused around the themes of housing, community infrastructure and public space, and reconciliation, as summarized below.

Housing

- Desire for more targeted housing, including housing specifically for Indigenous persons, and supportive housing for seniors, youth, and those facing addiction.
- Interest in using underutilized lands around the city for new housing as opposed to concentrating development in particular areas.
- Desire to see improved community infrastructure and public spaces in and around new housing.

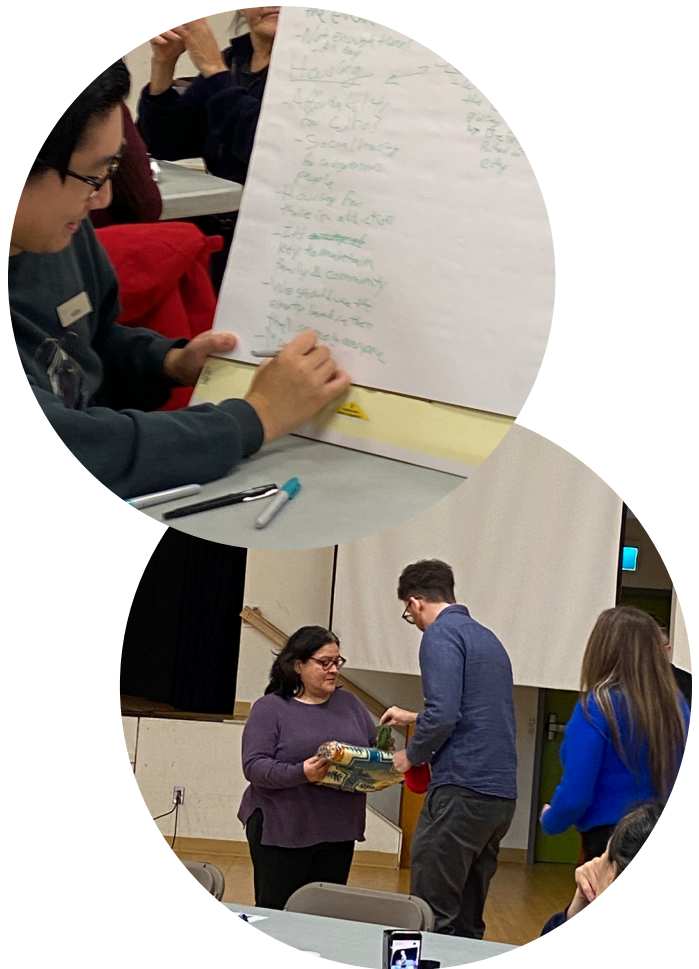
Community infrastructure and public space

- Need for consistent, long-term investment in supportive and community-based programs, for increased funding and infrastructure to support individuals facing addiction and mental health challenges.
- Call for more public spaces, particularly safe, inclusive and accessible ones for families and children.

- Participants valued Indigenous representation through features like longhouse-style gathering spaces and ceremonial fire areas, and expressed need for greater visibility of Indigenous art, culture, and heritage in public spaces.

Reconciliation

- Commitments to reconciliation was a central theme throughout participant discussions.
- Participants stressed that reconciliation requires action, not just consultation or being heard.
- Need for increased funding opportunities for cultural installations, including for urban Indigenous artists.

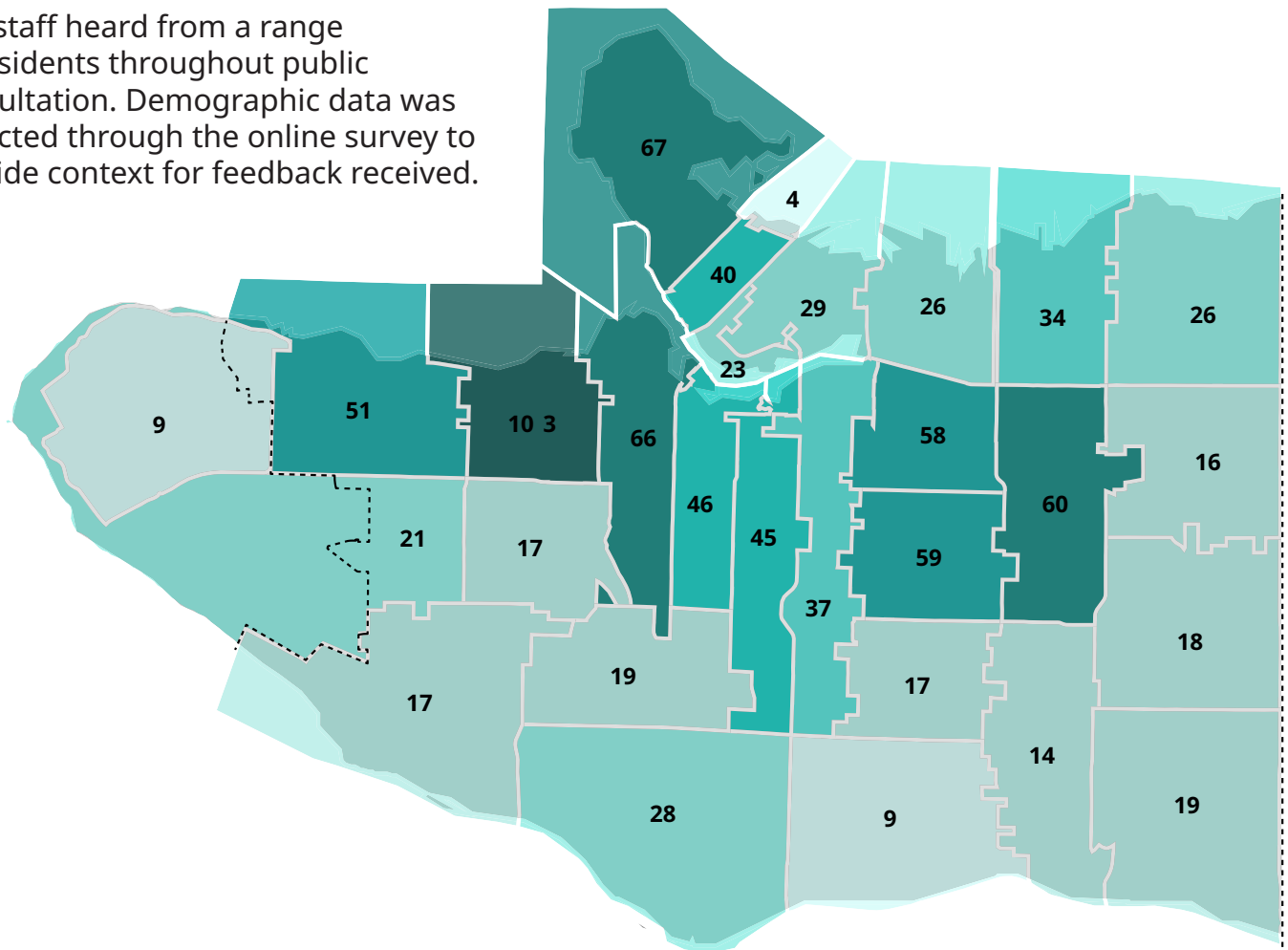


Urban Indigenous engagement event (Source: CoV)

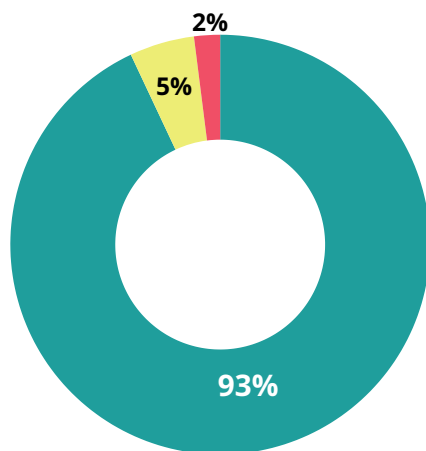
3.2 Public Consultation

Who We Heard From

City staff heard from a range of residents throughout public consultation. Demographic data was collected through the online survey to provide context for feedback received.



Where survey respondents live
(n = 1,020)



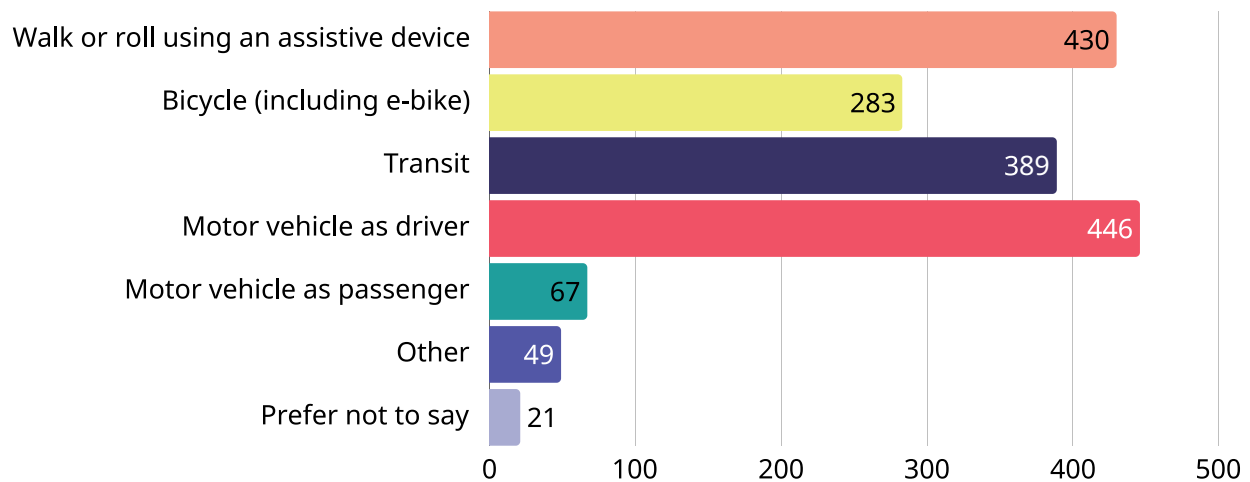
- Within Vancouver
- Outside of Vancouver
- No postal code provided

Number of survey responses by postal codes within or partially within Vancouver
(n = 952)

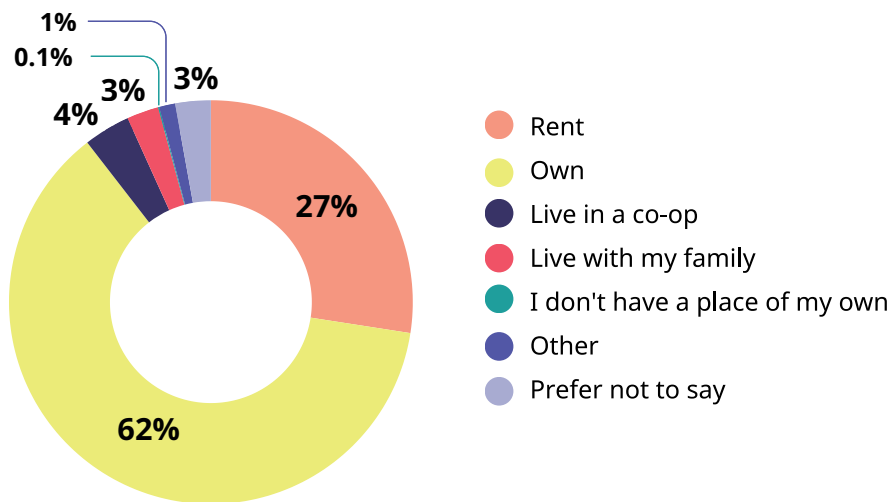
- <9
- 10-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70+

- City boundary
- Forward Sortation Area (FSA)

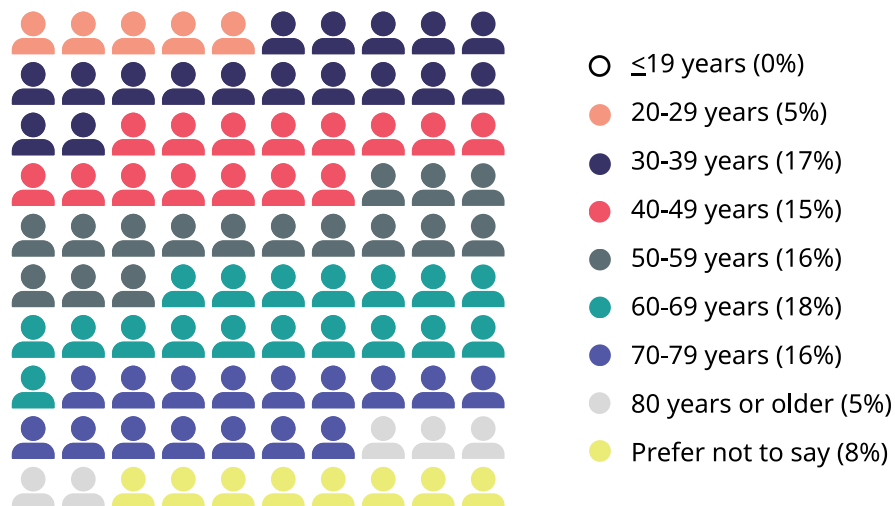
Q. What is your primary mode of transportation (how you get to work, school and other common activities)? Select up to two. (n= 1,020)



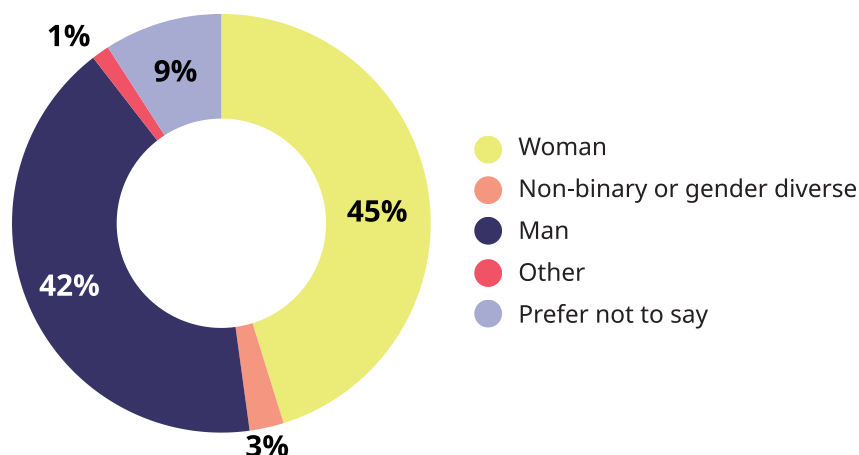
Q. Do you own or rent your home? Select one. (n= 1,020)



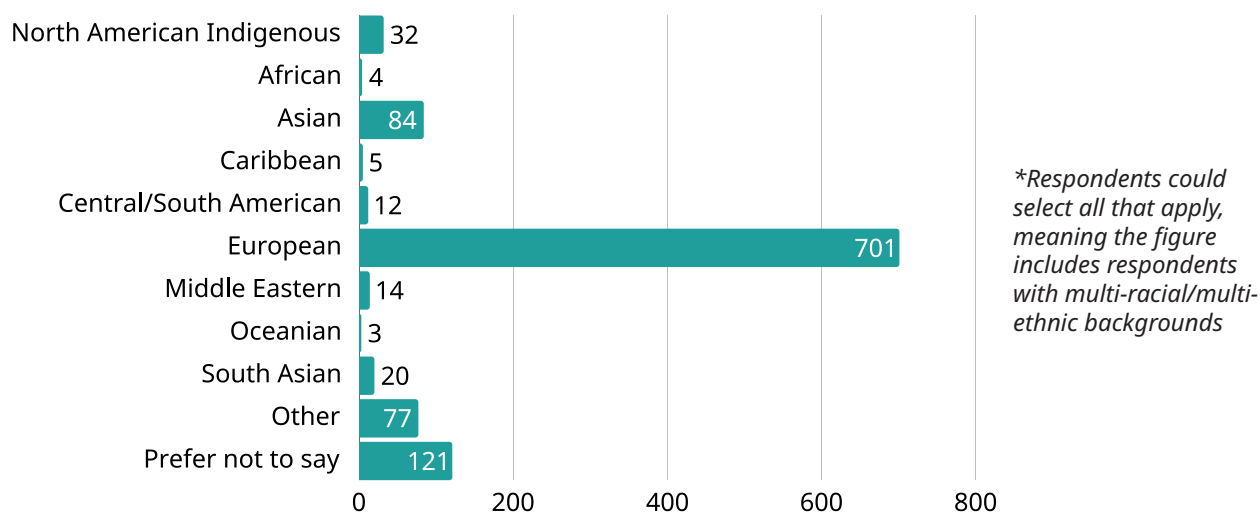
Q. Which age group do you belong to? Select one. (n= 1,020)



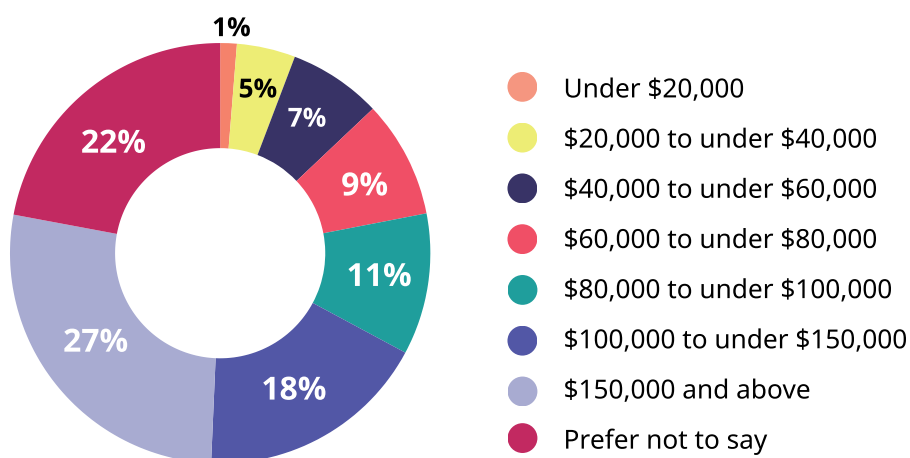
Q. How would you best describe your gender identity? Select one. (n= 1,020)



Q. What do you consider your main ethnic origin or that of your ancestors? Select all that apply.* (n= 1,020)



Q. Which category best describes your annual household income before taxes? Select one. (n= 1,020)



What We Heard: Survey

The survey included seven open-ended questions seeking feedback on the draft ODP. Questions were focused on content that is supplemental to Vancouver Plan. Below is a summary of feedback received.



Q. Do you have any comments about the Generalized Land Use map and designations? (n = 888)

Top Themes

- **Mixed views on growth**, with concerns about high-rise height and over-development, alongside calls from others for more density and support for the GLU direction.
- **Impacts of high-rise buildings** were a common concern, noting shadowing, blocked views, reduced livability and changes to neighbourhood scale and character.
- **Policy clarity and process questions** were raised, including uncertainty about how the GLU designations will be applied.

Example Comments

"It should be expanded and low-rise apartment zoning to six storeys should be allowed city wide."

"Too much land designated for high rises. Better to update existing 3-4 storey apartments and not displace people."

"I think the map should be simplified so most people can easily understand it better."



Q. Do you have any comments about the approach for environmentally sensitive areas? (n = 727)

Top Themes

- Comments highlighted the **importance of preserving habitats and reducing development impacts** on green space and the urban canopy, with an emphasis on **protecting and expanding natural areas**.
- **General support for environmental protection**, alongside some concerns about whether the Ecological Network vision will be followed through consistently.
- **Practical clarity and implementation** questions were raised, including requests for clearer maps, better explanations and concerns about cost, feasibility, and priority-setting.

Example Comments

"Important to maintain and preserve these areas for current and future generations."

"I believe there just cannot be enough protection to environmentally sensitive areas."

"More land in and around parks should be designated 'sensitive', and thus protected from development and encroachment."



Q. Do you have any comments about the approach for schools in the draft ODP? (n = 697)

Top Themes

- **Support for protecting school lands** for public use for educational and community-serving purposes.
- **Support for community-serving uses** on school sites, including interest in flexible designs and co-located public amenities such as childcare, parks, community spaces, and other institutional uses.
- **Concerns about school capacity**, including rising demand linked to population growth and areas needing new or expanded schools.

Example Comments

"I think school sites can provide additional opportunities to increase community amenities such as arts and culture, recreation and community centre activities."

"I would like school facilities to be able to be used for other community activities and needs beyond just schools, on non-school hours."

"With enrolment increasing any land that schools decide they do not need directly should always go towards public/community services to maintain obvious community hubs."



Charles Dickens Elementary (Source: CoV)



Q. Do you have any comments about the approach for community-serving institutions in the draft ODP? (n = 706)

Top Themes

- **Support for the draft ODP approach**, with calls for more, larger, and better-maintained community facilities across the city.
- **Emphasis on key community services**, including community centres, childcare spaces, seniors facilities, recreation and aquatic centres, and other programs to keep pace with population needs.
- **Concerns about how community facilities will be delivered and funded**, including sustainable budgets, transparent developer contributions and the City's capacity to build and maintain new services.

Example Comments

"This is an excellent plan addressing key community needs. It should be implemented ASAP."

"I agree with creating new public and non-profit childcare facilities, creating new community care and assisted living uses, and expanding community-serving spaces."

"The city is severely short of community services such as recreational centers and pools. The existing pools and rec centers are already at or over capacity. New centers should be properly planned for, and funded."



Q. Do you have any comments about the approach to parks? (n = 767)

Top Themes

- **General support for the City's overall parks approach**, including interest in small local parks, protected green spaces, and accessible pathways.
- **Interest in improved park design and amenities**, including more recreation areas, pools and splash pads, sports facilities, shade, seating, and family-friendly features.
- **Emphasis on park access and equity**, with calls for a more even distribution of parks across neighbourhoods and attention to underserved areas.
- **Concerns about park capacity**, including comments that park space is not keeping pace with population growth/new development.

Example Comments

"Parks are an essential component of Vancouver and I support their expansion."

"Parks and recreation spaces should provide a range of spaces for activities at all levels."

"Great! Yes! More parks, more maintenance. I also think there should be more attention to creating and preserving SHADE."

"There should be many more parks and fields in the east side of Vancouver. All parks should be preserved at all costs."



Q. Do you have any comments about the approach to hazardous lands? (n = 527)

Top Themes

- **Supportive comments about the City's approach to hazardous lands**, with approval for taking flooding, heat, and seismic hazards seriously.
- **Emphasis on major hazards** such as flooding, sea-level rise, extreme heat, and seismic risks, with calls for stronger measures and limits on development and building heights in high-risk areas.
- **Requests for clearer information**, including greater detail about hazard areas and the need for better access to supporting materials and maps.

Example Comments

"I think this approach to hazardous lands is important and much needed for Vancouver."

"I think this policy is a great start to prevent any dangerous hazards that can harm the public."

"Having a plan for mitigating the damage caused to residents and properties by earthquakes and extreme heat events is essential for this city."

"All of those old buildings that aren't seismically sound need to be replaced. To avoid displacing people you need to be building a lot more housing including small apartments all across the city!"



Q. Do you have any final comments about the draft ODP overall? (n = 725)

Top Themes

- **Mixed views on density, height, and livability**, with some opposed to towers and over-development, and others supporting increased density to meet housing needs when matched by amenities and infrastructure.
- **Concerns about engagement, governance, and transparency**, including issues with the consultation process, access to clear information, and perceptions of political or developer influence.
- **Support for the overall direction of the plan**, with requests for clearer goals, effective enforcement, and measurable outcomes.

Example Comments

"Low rises and mixed-use buildings to 6 to 8 floors are okay. Please look more at row houses and duplexes, soft densification."

"I hope that community outreach and feedback cycles are robust enough to capture enough feedback from residents."

"The draft ODP provides a strong structural foundation for aligning land use, resilience, and livability, but it remains overly cautious in linking policy ambition to enforceable outcomes."

What We Heard: Events

Below is a summary of feedback received during the draft ODP events (i.e., pop-ups, and virtual and in-person open houses).

Housing and affordability

- Strong concerns about rental protections and urgency for affordable housing.
- Interest in policies to reduce speculation and address SROs.

Density and growth

- Mixed reactions to increasing density: some support, but significant discontent about towers and perceived over-densification.
- Concerns about pace of development and its impact on livability.

Livability and community infrastructure

- Concerns about lack of new parks, schools and community centres.
- Calls for protecting and renewing community facilities.
- Concerns about aging infrastructure and capacity of community centres.

Public engagement and transparency

- Frustration over removal of public hearings for rezonings and insufficient notification.
- Desire for more time to review draft ODP and clearer maps.
- Interest in bringing back community liaison groups.

Transportation and mobility

- Concerns about transit keeping pace with growth and issues with bike infrastructure.
- Challenges with parking.



Event at Husain Rahim Plaza (Source: CoV)

Public health and safety

- Concerns about open drug use in Downtown Eastside.
- Questions about impacts of urban growth on schools and healthcare.

Administrative and policy questions

- Clarification sought on difference between the ODP and Official Community Plans (OCPs) in other municipalities.
- Questions about legislative requirements and rezoning processes.

What We Heard: Correspondence

In addition to feedback received through the survey and public events, City staff also received comments and questions from the public through email and 3-1-1.

- **Transit-oriented development:** Questions about transit extensions, provincial legislation and related rezoning implications.

- **Housing affordability and displacement:** Concerns about tenant protections, affordability, and displacement due to redevelopment.
- **Environmental concerns:** Comments about tree removal, green space, ecology, and hazards.
- **Density and height limits:** Concerns about building heights, perceived “upzoning” and tower development.
- **Impact on existing Plans:** Questions about whether the ODP overrides or replaces local area plans.
- **Jurisdiction and policy clarity:** Requests for clarification on authority (City vs. Province), policy interpretation, and implementation timelines.
- **Public hearing and consultation:** Comments focused on the importance of transparency and engagement and concerns about loss of public hearings.

4. Conclusion

Overall, the findings from consultation on the draft ODP reflect strong public interest in ensuring that future growth in Vancouver is paired with adequate infrastructure and amenities and protection of critical public assets, such as schools and community-serving institutions. Survey respondents generally support the City’s approach to new content added to the draft ODP since Vancouver Plan and express concerns about housing affordability, school and infrastructure capacity, park access, and the clarity and transparency of City processes. Feedback from targeted stakeholder groups varied based on each group’s interest areas but common themes included interest in proactive planning for public amenities and infrastructure, stronger coordination across jurisdictions and clearer commitments to implementation and monitoring.

