

What's Happening?

The City of Vancouver is inviting public feedback on the draft Official Development Plan (ODP), a city-wide policy that will be adopted by bylaw to guide how our city grows and changes over the next 30 years and beyond.

Planning Process

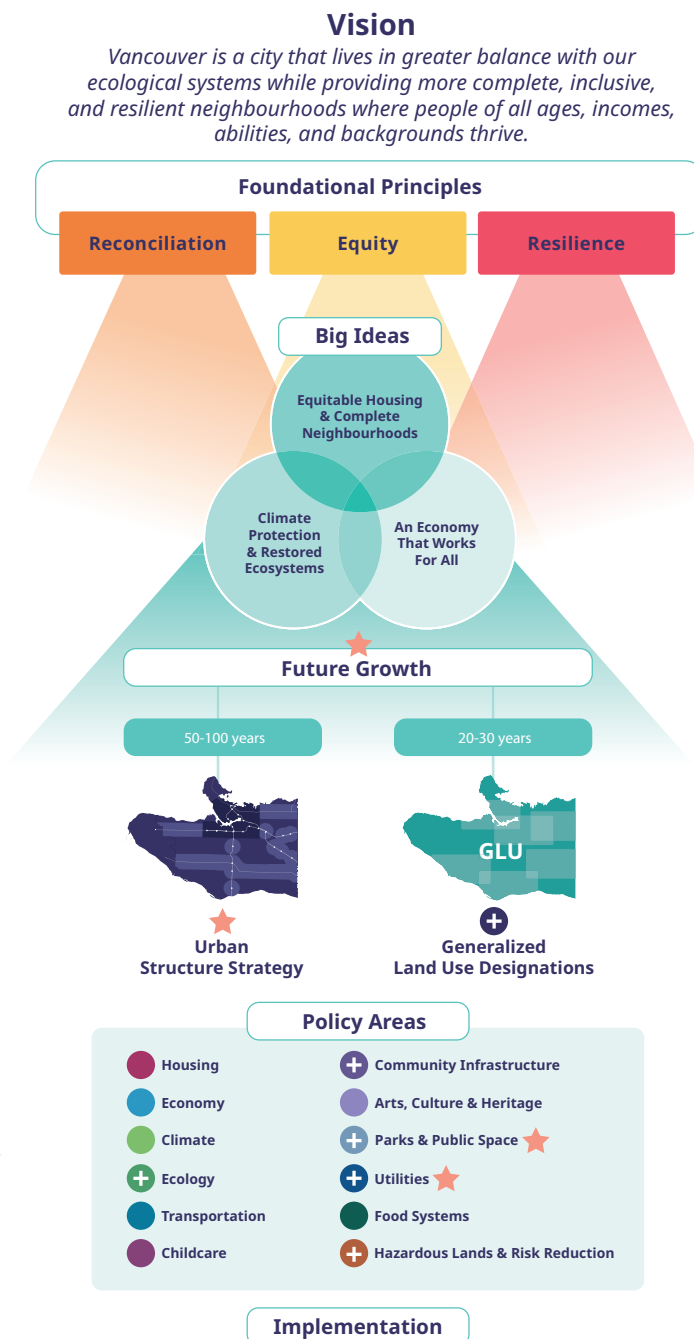
The draft Vancouver ODP builds on the Vancouver Plan, which was created after years of engagement. The Vancouver ODP keeps all content of the Vancouver Plan, adding more details, including a new map showing how land could be developed and used, along with new content required under provincial legislation.



The diagram to the right illustrates the key parts of the ODP. The following symbols show where new content has been added or where a title has changed since Vancouver Plan.

★ New content + New name

Key Parts of the ODP



Description of Each Part

Looking towards 2050 and beyond, the **Vision** statement reflects a unified vision for the future of Vancouver.

The three **Foundational Principles** were central to Vancouver Plan and will continue to be in the future ODP. They are woven throughout the ODP and build on approved Council direction.

The three **Big Ideas** from Vancouver Plan are aspirational ways of growing and changing Vancouver to reflect community priorities. These guide directions and policies on land use and city-building.

The **Future Growth** chapter (formerly the "Land Use Strategy") presents the long-range land use vision for achieving the Big Ideas of the Plan.

- The **Urban Structure Strategy** will guide area planning and policy over the coming decades.
- The **Generalized Land Use** designations includes a parcel-based map conveying existing development potential.

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

The **Implementation** chapter explains how the ODP will be realized over time.

Read the full draft ODP at
shapeyourcity.ca/odp

+ What's New?

- **Future Growth:** formerly the "Land Use Strategy" chapter in Vancouver Plan, now includes two key sections: the Urban Structure Strategy and new parcel-based Generalized Land Use (GLU) designations
- **Ecology:** new mapping and policy for Environmentally Sensitive Areas and an updated "Ecological Network Vision Map"
- **Community Infrastructure:** new directions and policies for public schools, campus institutions (e.g., colleges and hospitals), and community-serving institutional uses
- **Parks and Public Spaces:** new maps and policies to meet the City's future parks needs
- **Utilities:** new maps of water distribution, sewer and drainage infrastructure and new direction and policy for managing and reducing waste, and energy and communication
- **Hazardous Lands:** new chapter with policies and maps showing areas prone to flooding, extreme heat and areas vulnerable to impacts of earthquakes
- **Implementation:** updates to reflect new processes

How will the ODP be used?

Once adopted by by-law, the ODP will be used to guide policy development and land use decisions, such as rezonings, to make sure the city develops in ways that fit the vision of the ODP.

Generalized Land Use (GLU) Designations

What is a GLU designation?

- A **GLU designation** provides an overview of the allowable land use(s) on a property parcels, including the maximum development potential under current policy and regulations.
- The **GLU map** shows the distribution of GLU designations across the city.
- The GLU designations do not create development rights or entitlements.
- Not all parcels will be able to achieve the maximums outlined in the designation.



Why is the GLU Map important?

New Provincial legislation (Bill 18) prohibits the City of Vancouver from holding public hearings for rezoning applications that include at least 50% residential floor space and that are also consistent with an ODP. Consistency with the GLU designation will be a primary way to assess whether an application is consistent with the ODP. Applications that are inconsistent with the GLU designation will require an ODP amendment.

Vancouver Official Development Plan (ODP)



Learn more: shapeyourcity.ca/odp

- Attend an event
- Read the information boards
- Explore the GLU map
- Review Frequently Asked Questions
- Share your comments

Contact Us:

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