



The  
**VANCOUVER PLAN**

**Vancouver (city-wide) Official Development Plan  
(ODP) – Project Scope and Terms of Reference**

Standing Committee on Policy and Strategic Priorities

June 12, 2024



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

This place is the unceded and ancestral homelands of the hən̓q̓əmin̓əm̓ and Skwxwú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliwətaʔ (Tsleil-Waututh) Nations (the Nations), and has been traditionally stewarded by them since time immemorial.

# Agenda

- 1 Vancouver Plan refresher**
- 2 Vancouver Official Development Plan (ODP)**

# Section 1: Vancouver Plan Refresher





**Where We Have Been:  
Creating the Vancouver Plan  
2019 – 2022**

# Planning Process

**We are here -  
Vancouver Plan  
Implementation  
Program**



**Phase 1**  
Listen and Learn  
Fall 2019 - September 2020



**Phase 2**  
Identifying Key Directions  
October 2020 - July 2021



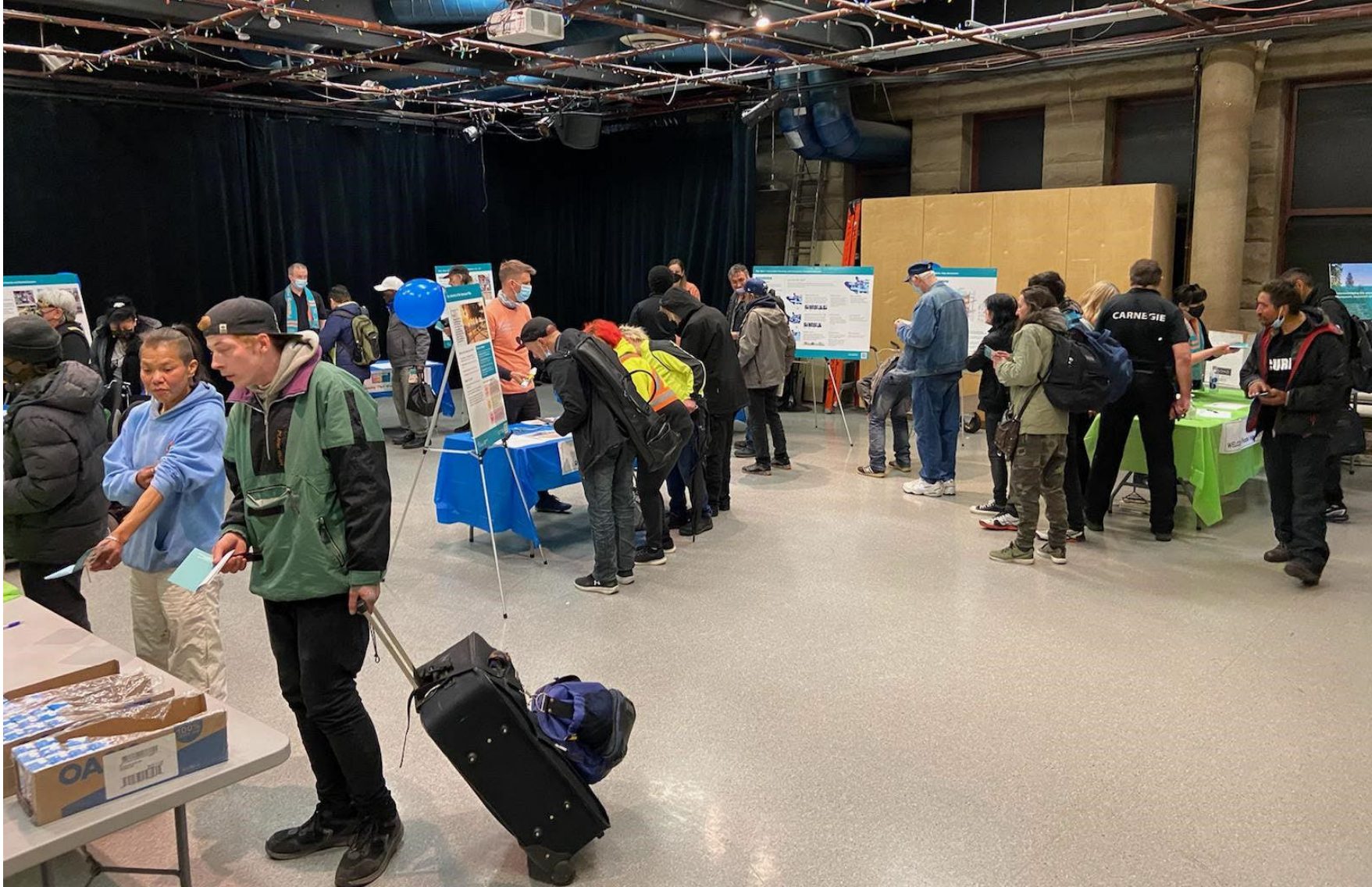
**Phase 3**  
Policy and Land Use Ideas  
August 2021 - November 2021



**Phase 4**  
Draft and Final Plan  
December 2021 - July 2022



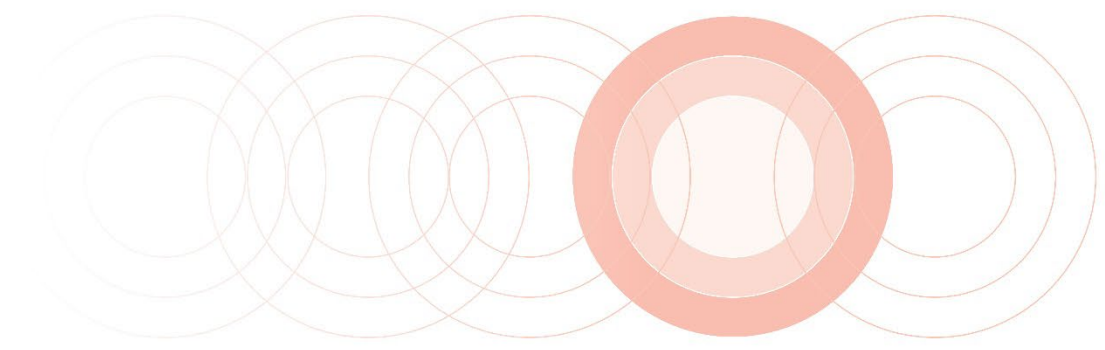
**Plan Implementation**  
July 2022 - ongoing



Photos by Tanya Fink

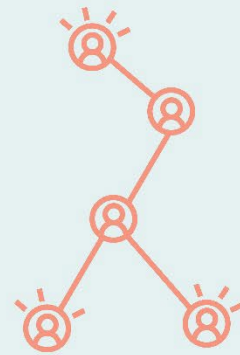
# PARTICIPATION BY THE NUMBERS

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



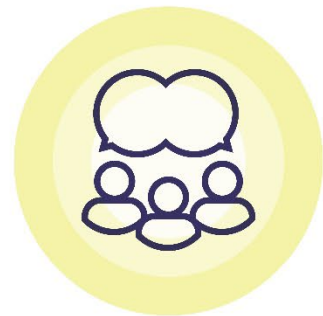
**52,000+**

Engagement touchpoints



**522**

Overall number of engagement events



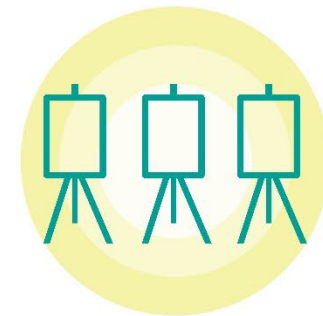
**318,000+**  
postcards mailed out

**2,815**  
engagement contacts at workshops and meetings

**707**  
intercept interviews

**21,599**  
engagement contacts at open house, pop-up events and information 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)

# The Vancouver Plan is...

- Vancouver's first Council-endorsed city-wide land use strategy
- A long-range plan to guide growth and change for the next 30 years. Creating a vision for **Vancouver in 2050**





# Looking Towards 2050

## **Vision:**

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

# Plan Foundations

## Three Foundational Principles at the centre of the Vancouver Plan



Reconciliation



Equity



Resilience



Learning about the Coast Salish practice of cedar bark stripping (Source: Nancy Bleck)



# Plan Aspirations

**Three Big Ideas** reflect community priorities

Equitable Housing  
and Complete  
Neighbourhoods



An Economy that  
Works for All



Climate Protection  
and Restored  
Ecosystems



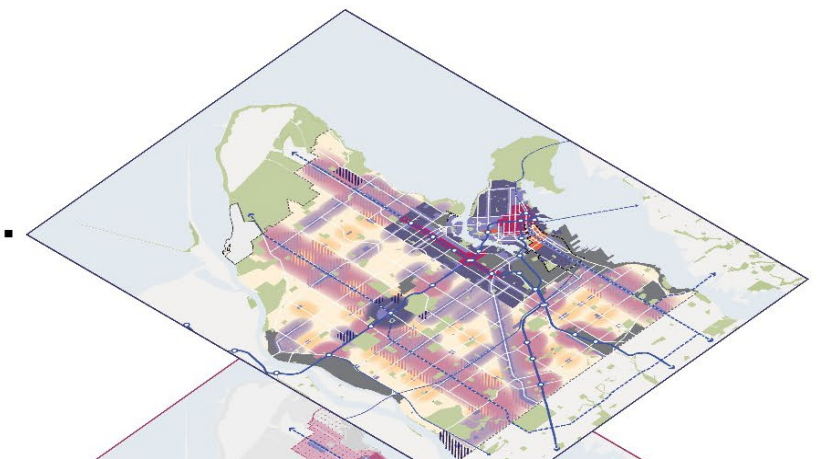


**Vancouver Plan Created the Foundations  
for a City-Wide Land Use Strategy**

# Why We Build Cities Using These Layers

- A Holistic Approach
- Avoids Fragmentation
- Creates Resilience and Livability
- Connections to Regional Growth
  - Metro 2050
  - TransLink 2050

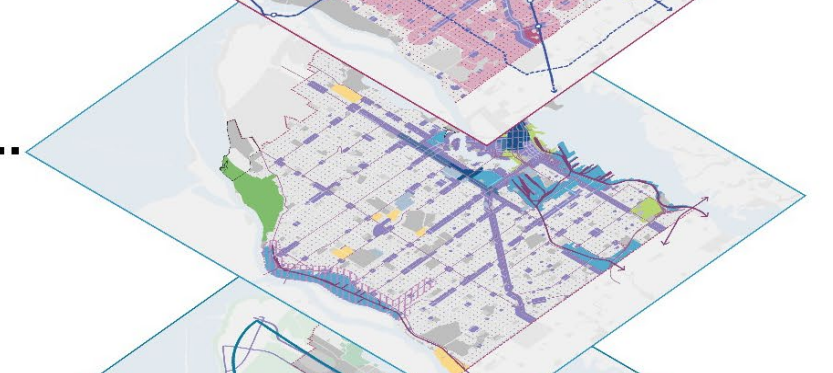
Neighbourhoods.....



Homes.....



Economy.....



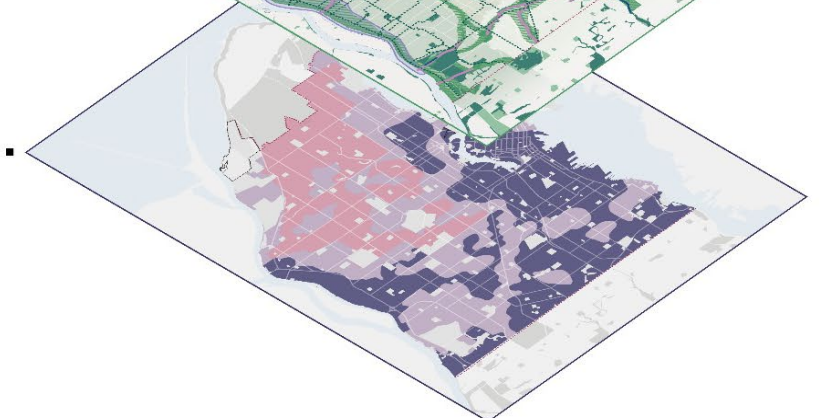
Transportation.....



Ecology.....



Equity + Resilience.....



# Neighbourhood Types

- Varied intensity and complexity
- Diverse housing choice
- Complete, inclusive neighbourhoods



Metro Core/Broadway



Municipal Town Centre



Rapid Transit Area



Neighbourhood Centre



Village



Multiplex Area

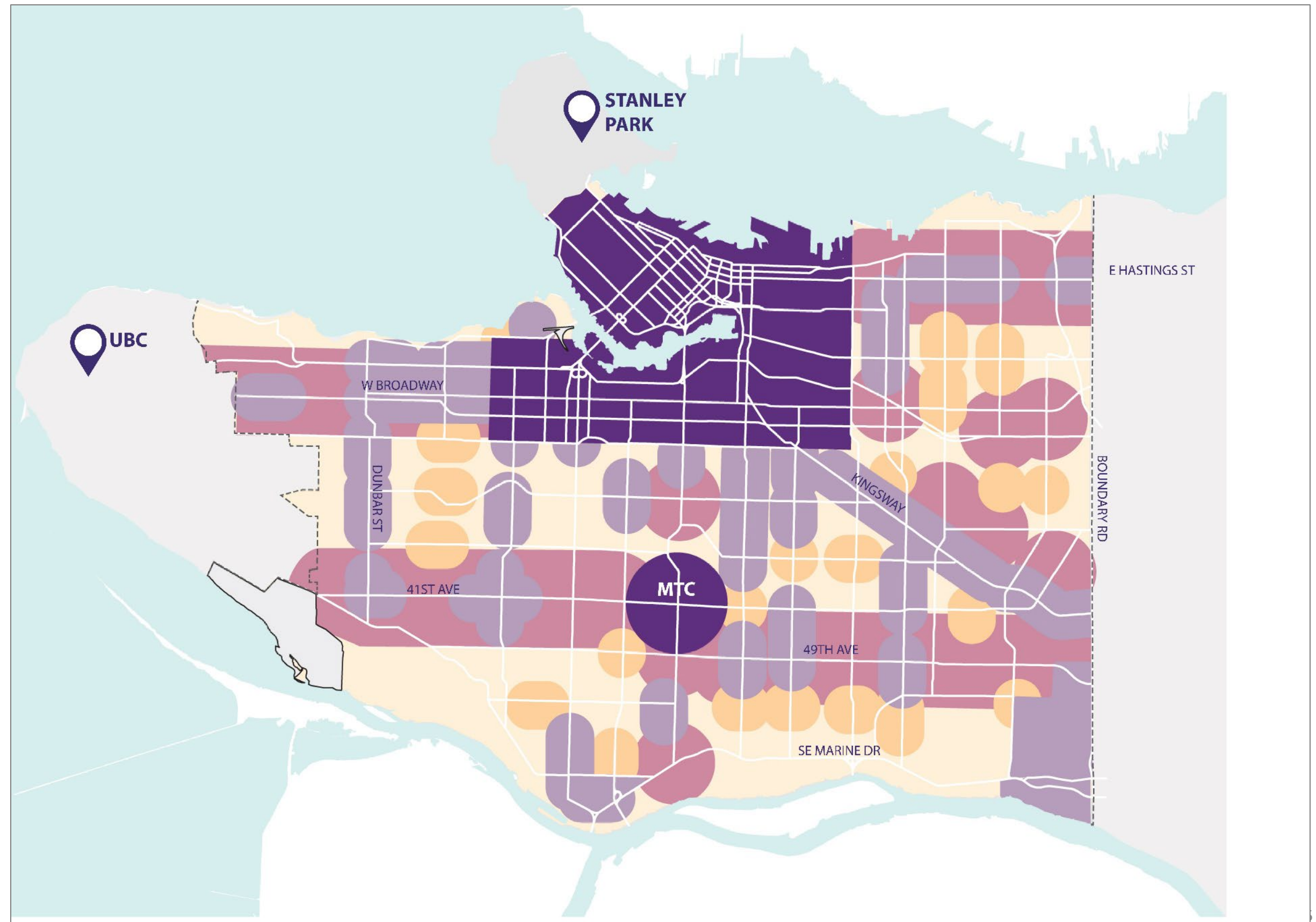
# Land Use Strategy – Assembling the Elements

Equitable Housing + Complete Neighbourhoods

## Legend

### Neighbourhoods

-  Metro Core + MTC
-  Transit Area
-  Neighbourhood Centre
-  Village
-  Multiplex Areas



# Land Use Strategy – Assembling the Elements

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Lc gē f ` ms pf mmbq

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dmp ? jj

## Legend

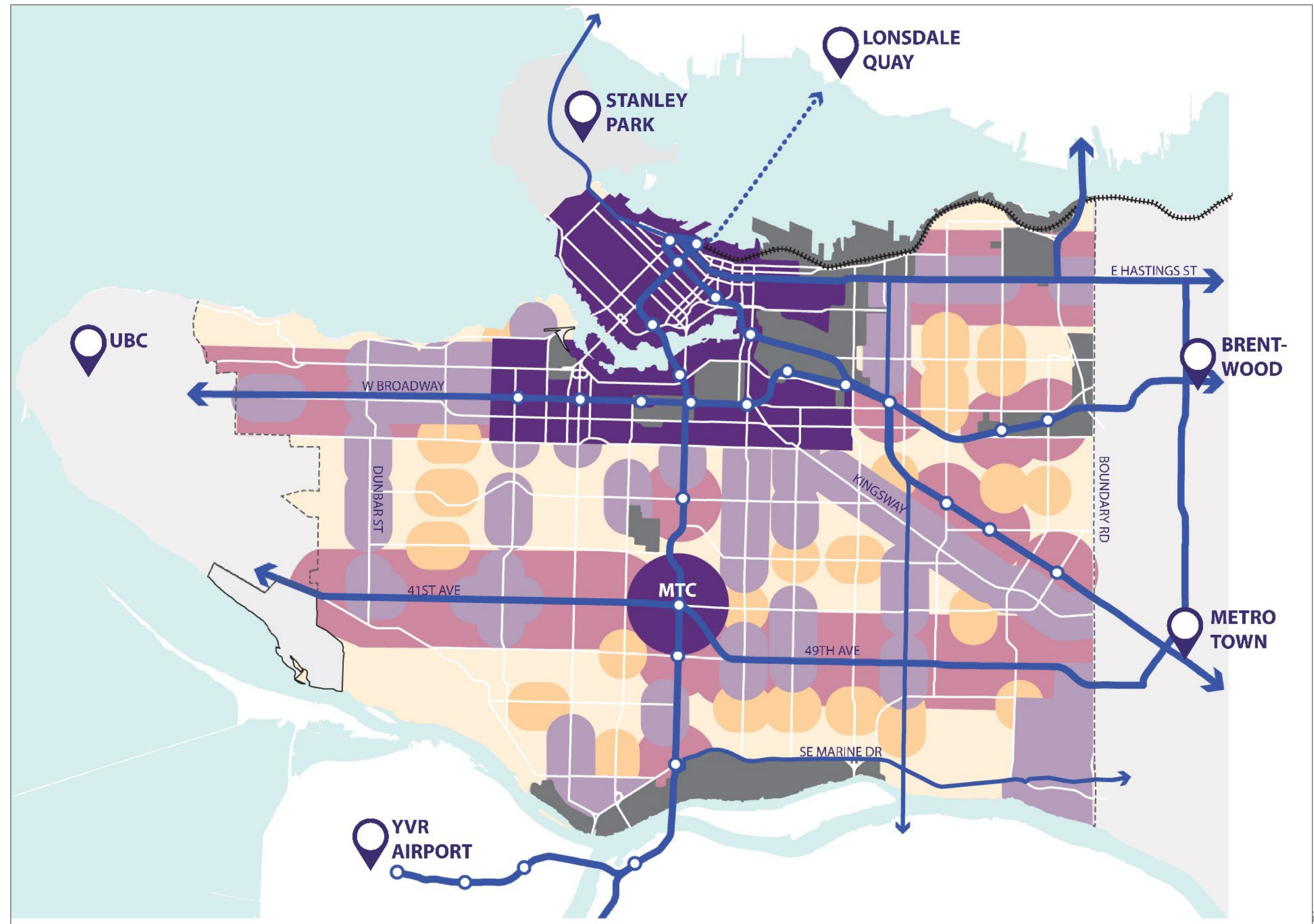
 Industrial/Employment

### Transportation

 Existing Rapid Transit Station

 Existing/Planned Rapid Transit

 West Coast Express





# Land Use Strategy – Assembling the Elements

+ Equitable Housing + Complete Neighbourhoods

An Economy That Works for All

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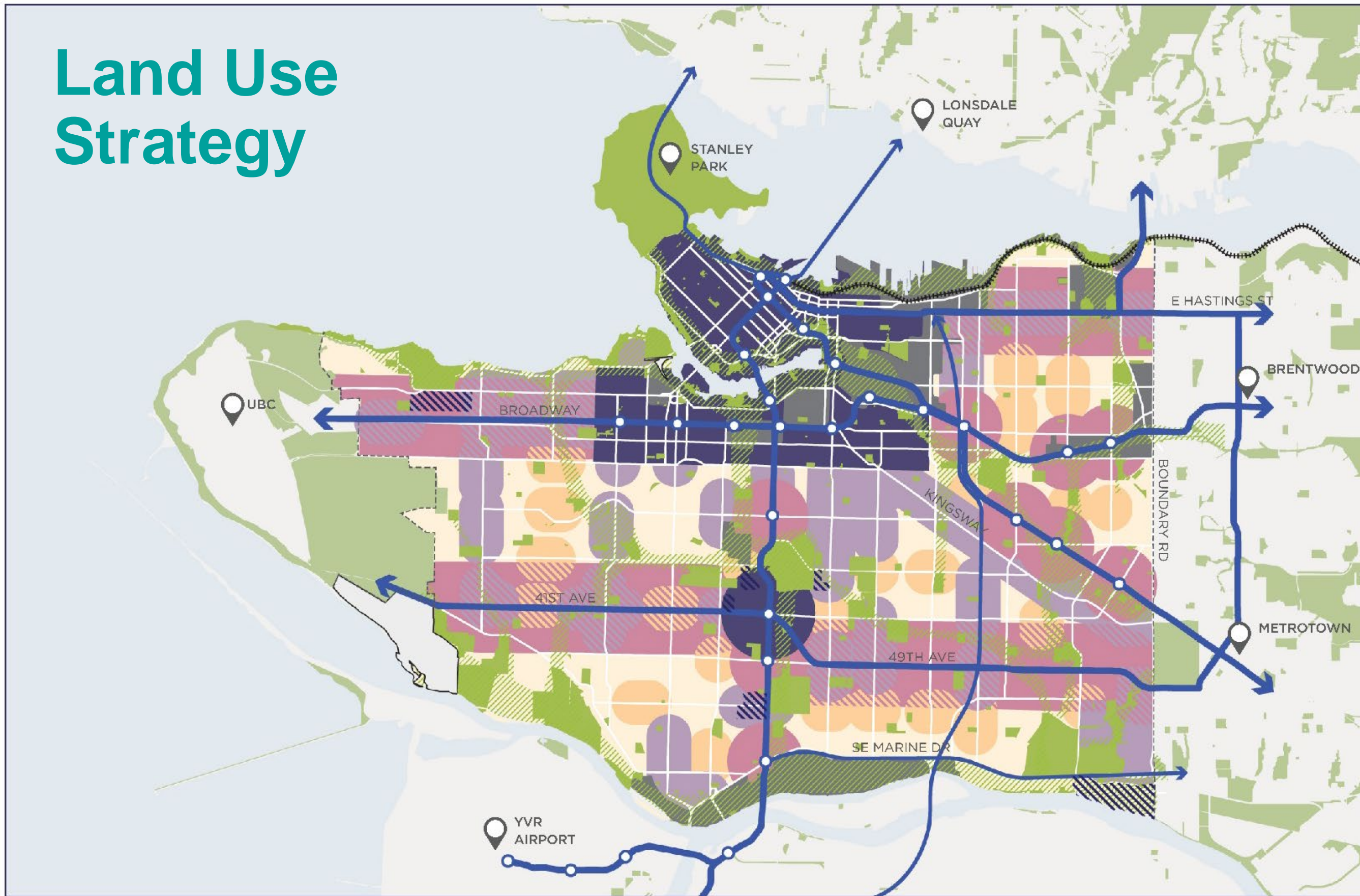
## Legend

### Ecology

-  Parks + Open Space
-  Habitat Corridor
-  Waterbody



# Land Use Strategy



## Equitable Housing + Complete Neighbourhoods

- Metro Core + MTC
- Transit Area
- Neighbourhood Centre
- Village
- Multiplex Areas

## An Economy That Works for All

- Industrial/Employment

### Transportation

- Existing Rapid Transit Station
- Existing/Planned Rapid Transit
- West Coast Express

## Ajgk \_rc Nnrc argnl ) Pcqrmpcb Camqwrck q

- Parks + Open Space
- Habitat Corridor
- Waterbody

# **Where We Are Now: Vancouver Plan Implementation**

# Vancouver Plan Implementation Projects



# Vancouver Plan Implementation Projects



## Vancouver ODP

- The ODP is one of 10 PDS projects currently underway to implement Vancouver Plan
- Many interconnections

**Section 2:  
Vancouver Official  
Development Plan**

**VANCOUVER  
PLAN**

**2050**





# **Adapting the Vancouver Plan to an Official Development Plan (ODP)**

# Vancouver Charter Legislation – Bill 18

Vancouver Plan has many of these already.

There are some areas we'll need to focus on new content – more later.

## Content Requirements for the ODP – ‘Must haves’

- Statements and map designations for:
  - Residential development to meet 20-year anticipated housing needs
  - Commercial, industrial, institutional, agricultural, recreational, public utility land uses
  - Restrictions for hazardous or environmentally sensitive areas
  - Phasing of major road, sewer and water systems
  - Public facilities: schools, parks and waste treatment and disposal sites
- Policies for affordable housing, rental housing and special needs housing
- Targets and policies to reduce GHG emissions
- Consider the most recent housing needs report
- Regional Context Statement



# Vancouver Charter Legislation – Bill 18

## Content for the ODP – ‘May haves’

- May include policies relating to:
  - Social needs, well-being and social development
  - Maintenance and enhancement of farming
  - Natural environment, ecosystems and biodiversity
  - Transportation demand management
- May designate:
  - Areas for special projects
  - Heritage conservation areas

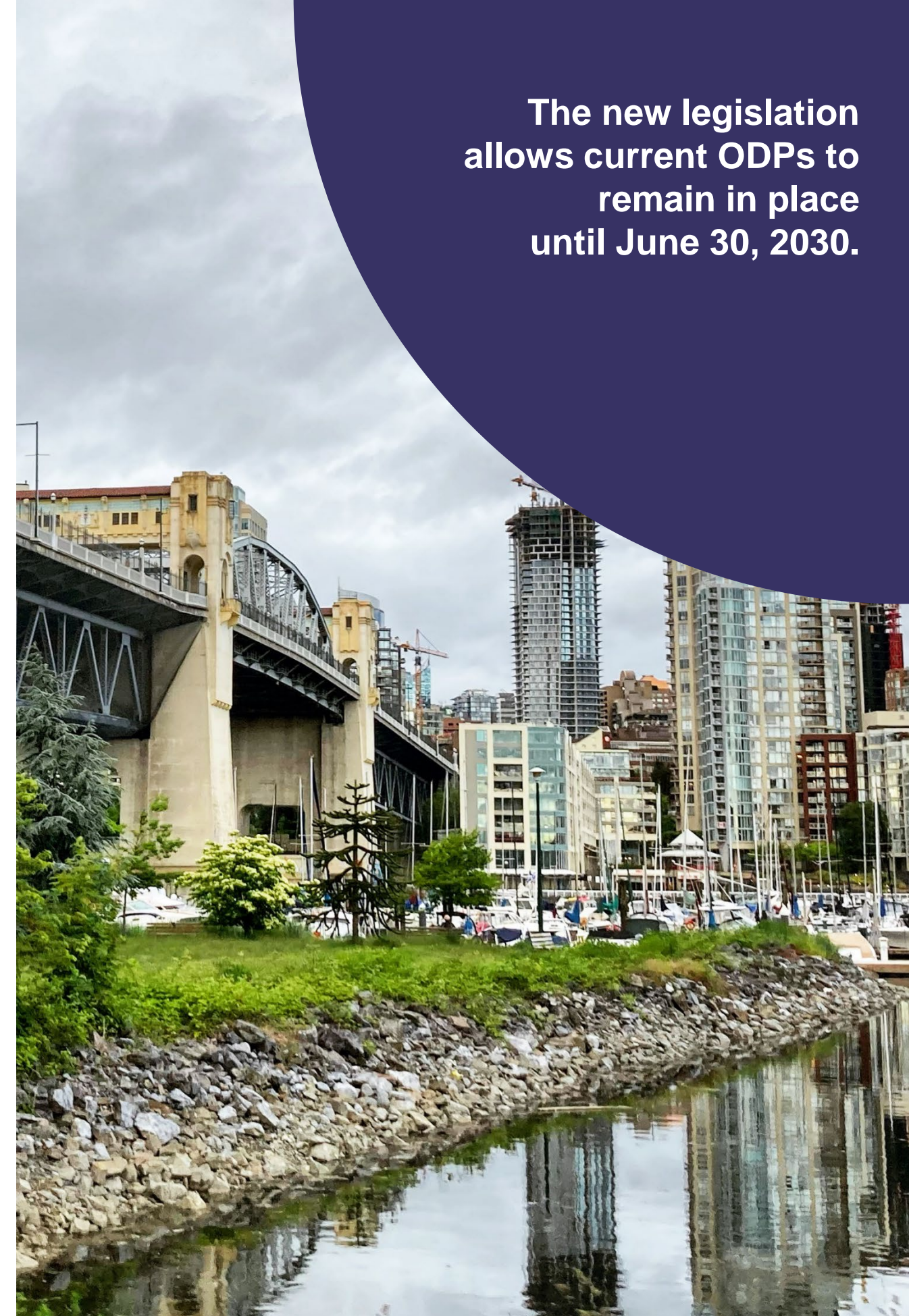


# Vancouver Charter Legislation – Bill 18

## What happens to ‘current’ ODPs?

- Phased requirements for current ODPs:
  - New requirements won’t initially apply
  - Council may retain/amend/repeal until June 2030
  - Must adopt one city-wide ODP by June 2030

The new legislation allows current ODPs to remain in place until June 30, 2030.



# Vancouver Charter Legislation – Bill 18

## Process Requirements for the ODP

- Consultation with those considered affected
- Consider ODP alongside financial and waste management plans
- Public hearing to adopt / amend ODP
- Updating requirements:
  - First city-wide ODP by June 30, 2026
  - Integrate existing ODPs by June 30, 2030
  - Review alongside Housing Needs Report updates (every 5 years)

The making of the Vancouver Plan (2019-2022) involved extensive engagement.

The ODP will build on this.



Photo by Tanya Fink

# Official Development Plan Development - Approach



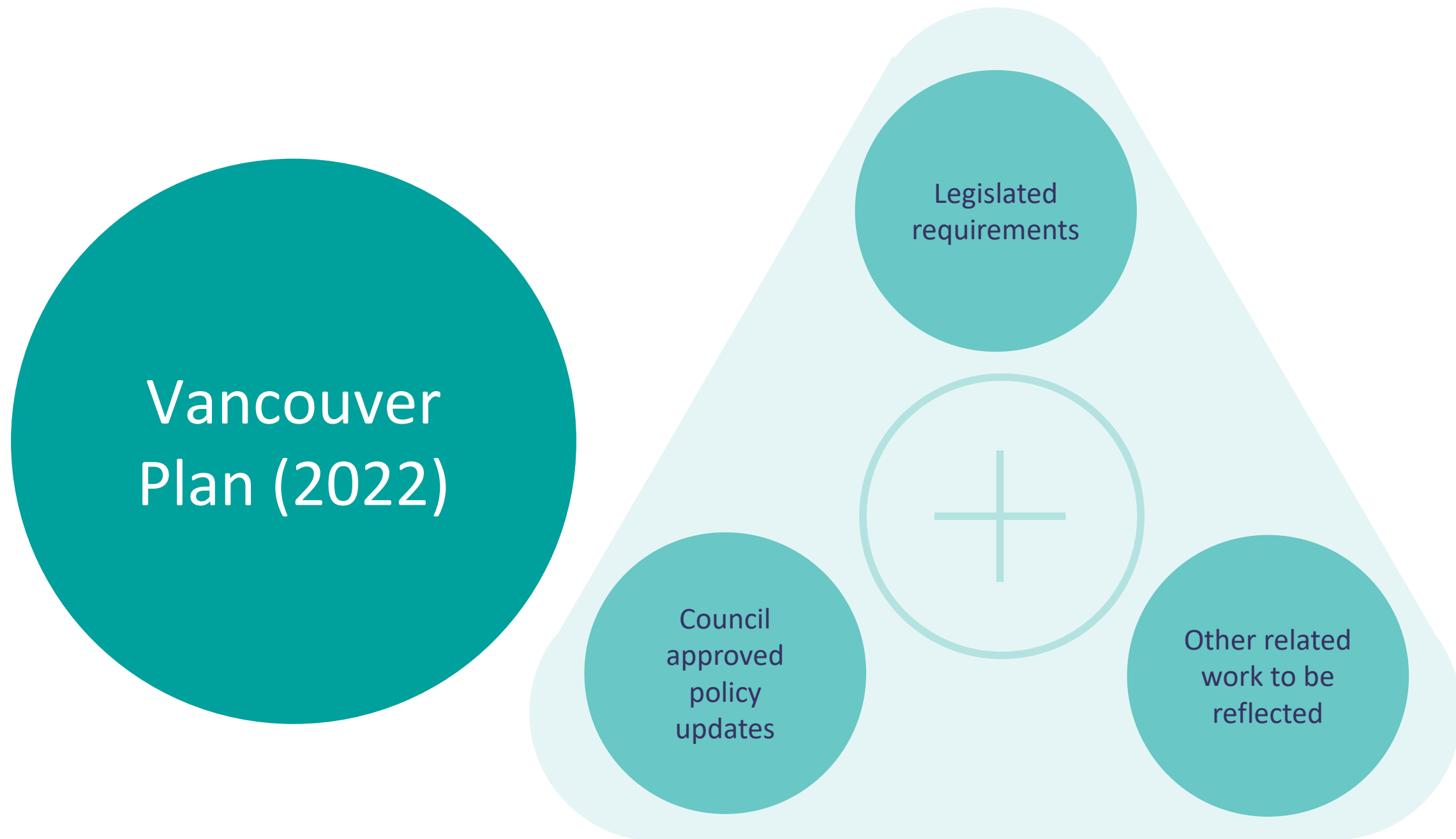
## Turning Vancouver Plan into the city-wide ODP

- Keep it Simple (Vancouver Plan has about ~80% of the content)
- Develop additional information to meet legislative requirements
- Conduct required consultation
- Complete first ODP by June 30, 2026

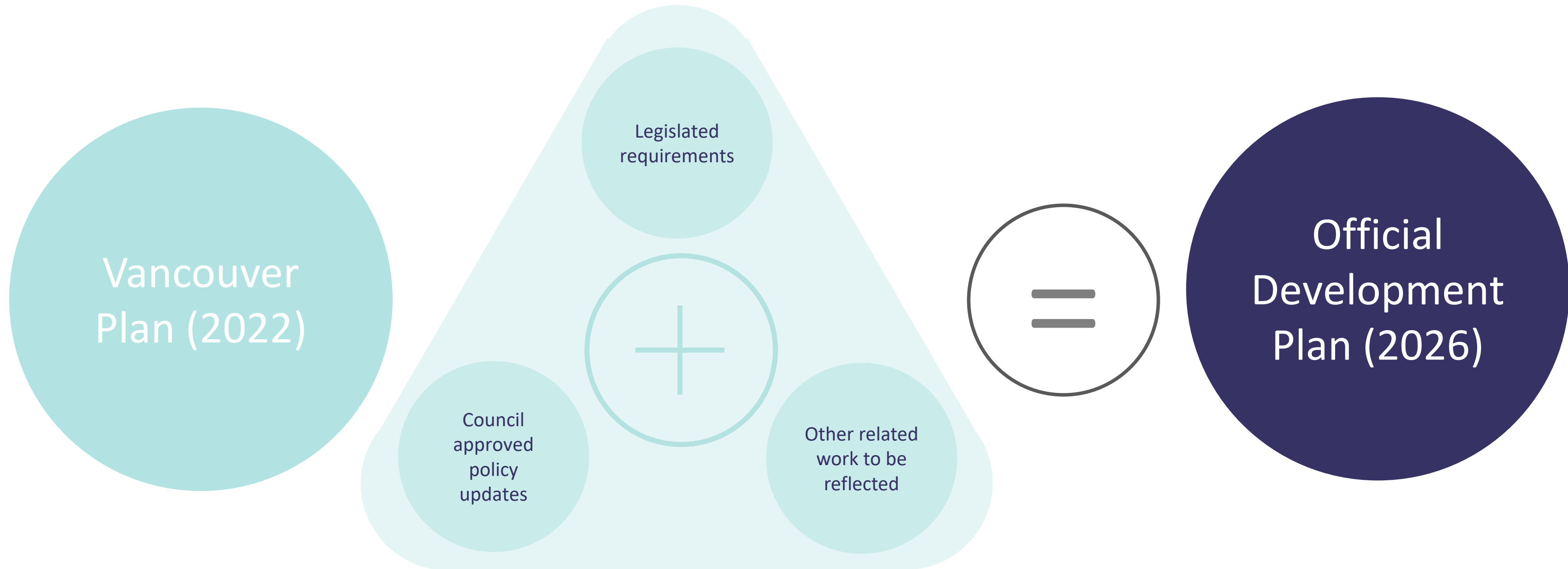
# Supplementing Vancouver Plan to create the ODP



# Supplementing Vancouver Plan to create the ODP






# Supplementing Vancouver Plan to create the ODP



# Areas of focus

Complexity

1. Additional information to meet legislative requirements 
  - i. Housing needs/targets*
  - ii. Ecological and hazardous areas and directions content*
  - iii. Direction related to schools in consultation with VSB/CSF*
  - iv. Updated Regional Context Statement to support Metro 2050*
  - v. Utilities / servicing plan – sewer, water, waste treatment, disposal sites*
2. Land use strategy amendments to align with new provincial legislation 
3. Minor amendments to reference any updated/new Council approved documents/project 



# Areas of focus continued...

Complexity

5. Generalized land use map (block level detail) \_\_\_\_\_



6. Implementation content \_\_\_\_\_



- i. Rezoning enabling policy*
- ii. Strategy to update the ODP*
- iii. Monitoring framework*



**What is the Vancouver ODP?**

# What is an ODP and how does it impact our work?

## Guiding Community Development

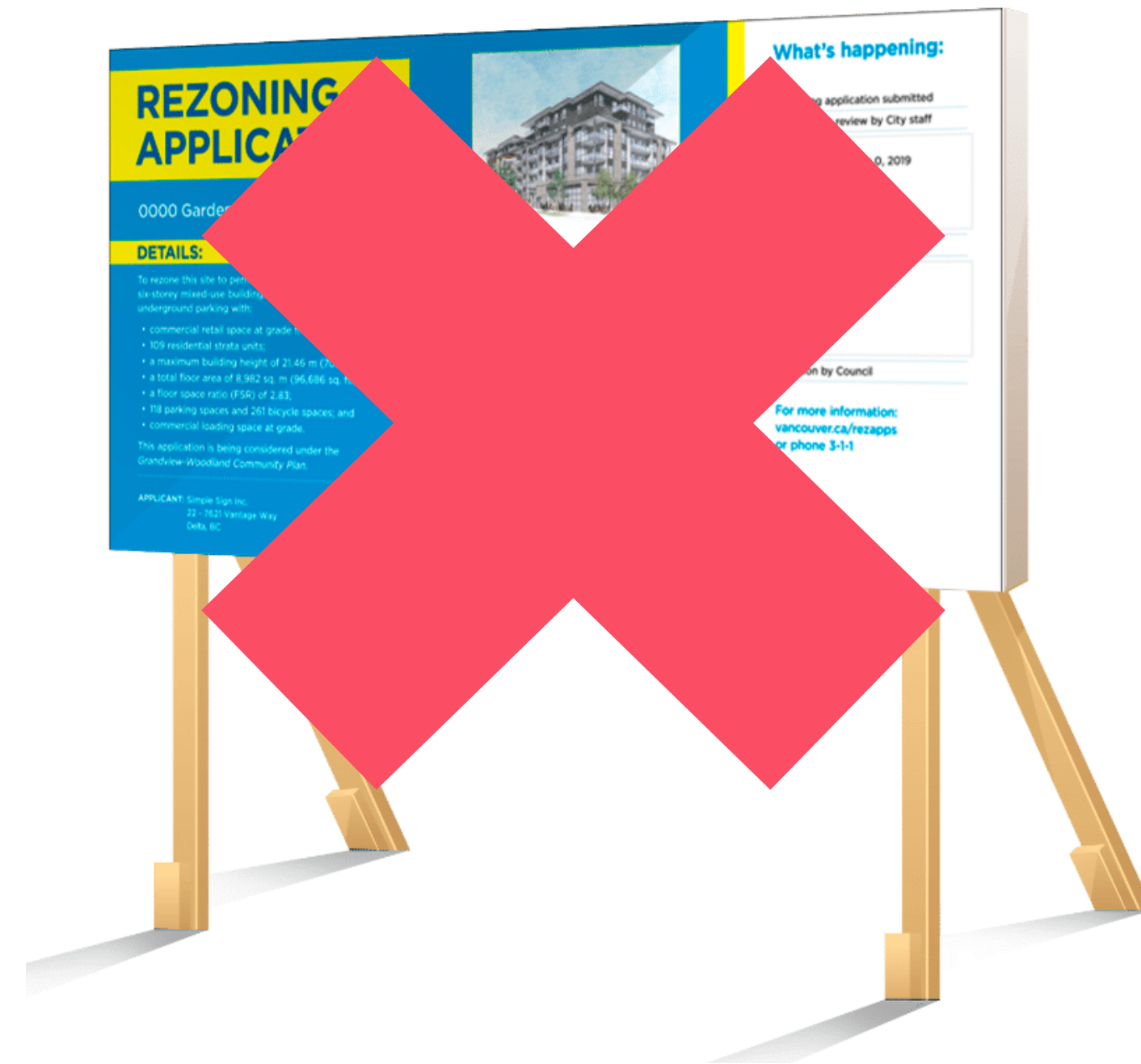
- **Direction:** Describes the long-term vision of communities, guiding planning and land use management
- **Consistency:** By-laws, regulations, and proposals must align with the ODP.
- **Unique Tools:** Vancouver uses the Vancouver Charter, distinct from other BC municipalities governed by the *Local Government Act*.



A city-wide ODP will be similar to other municipalities' OCP

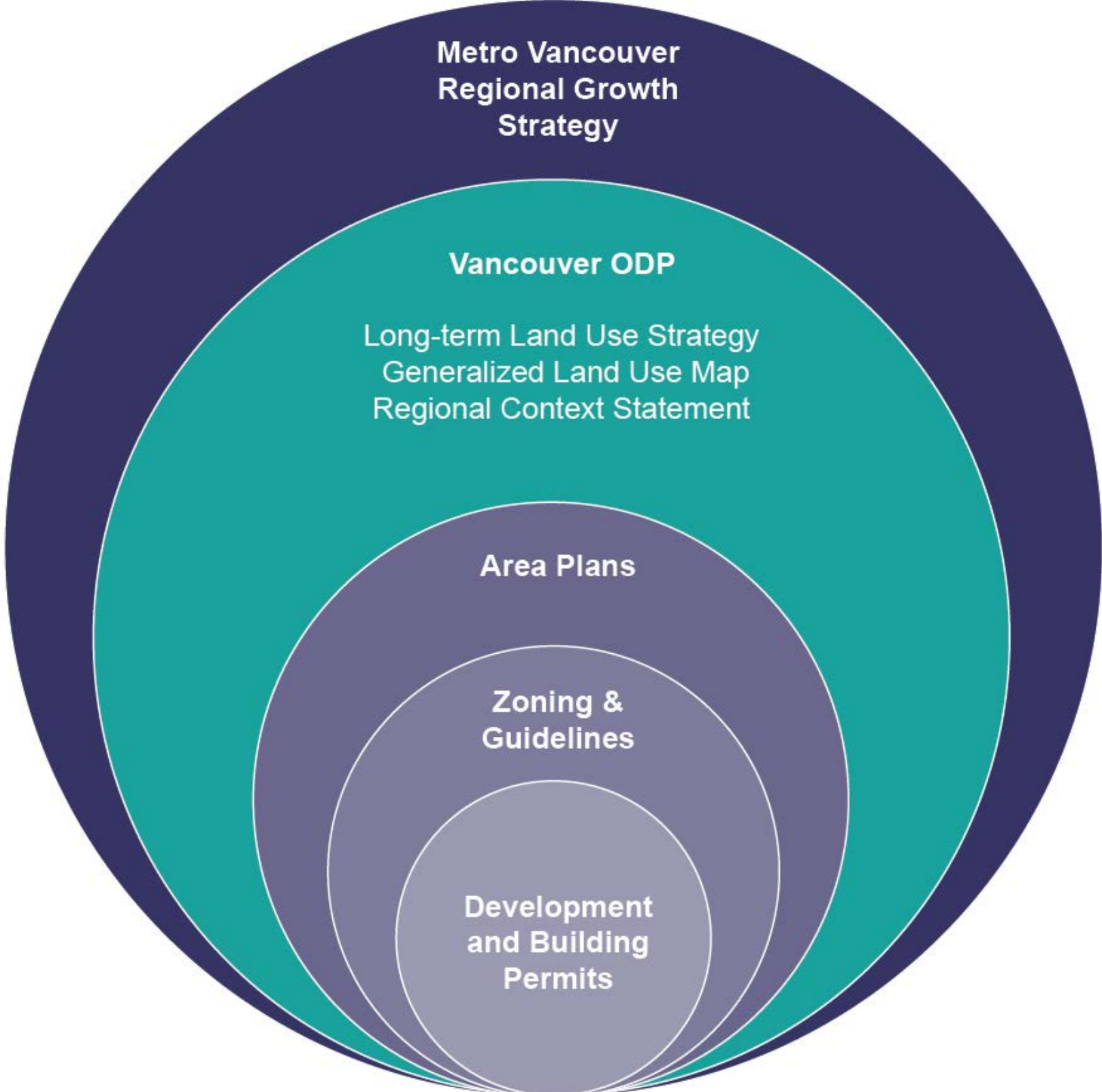
# The city-wide ODP is not:

- ✘ Regulation like a Zoning By-Law (it is a statutory policy document)
- ✘ A replacement for area plans
- ✘ A document that provides details about a particular parcel / property



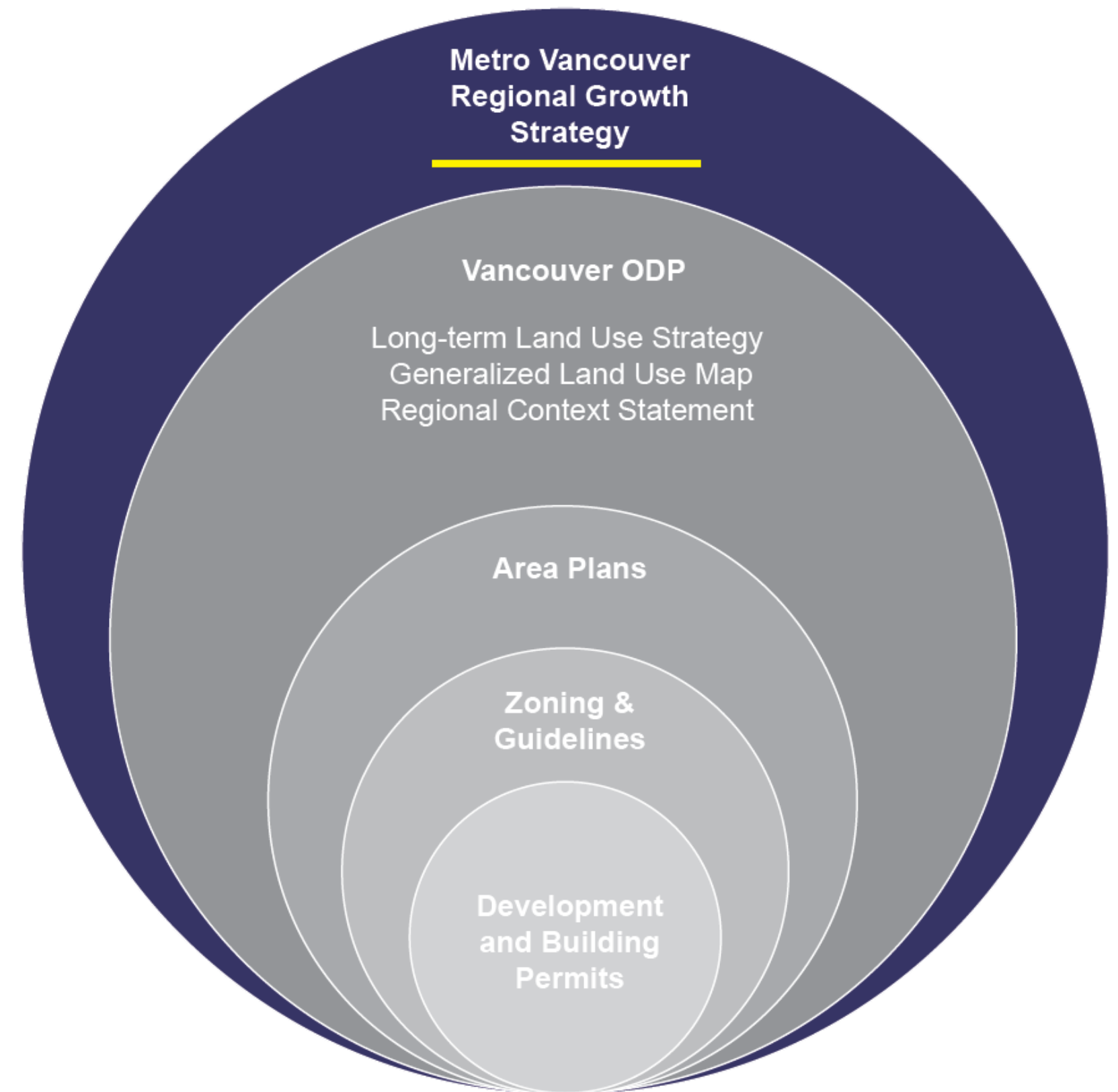
# Policy and Regulatory Context

Diagram shows where the ODP fits in the policy and regulatory framework of land use management



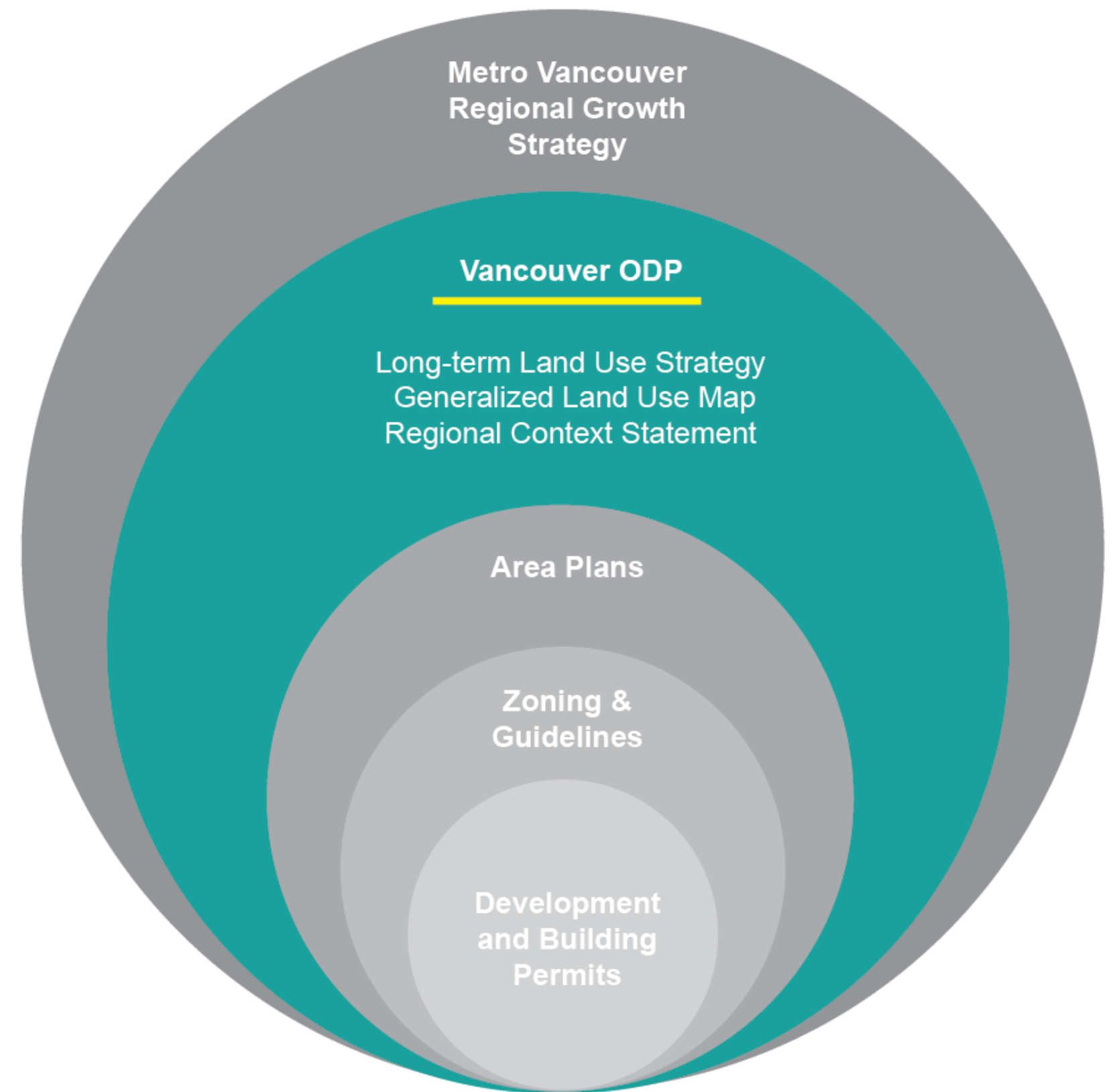
# Regional Growth Strategy

Metro Vancouver Regional Growth Strategy guides growth across the Metro Vancouver region



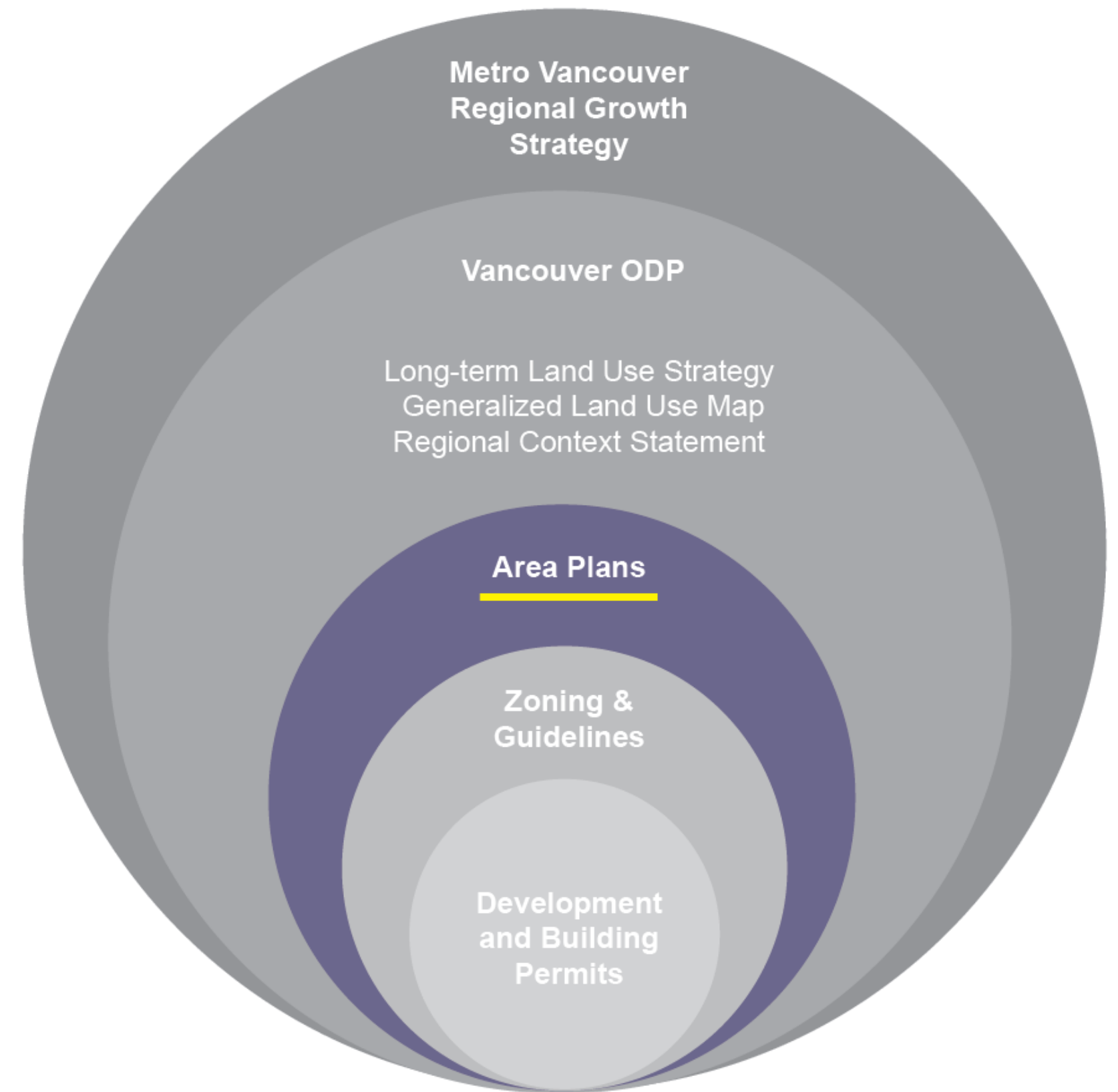
# Vancouver ODP

- Long-term vision for the City's growth and development



# Area Plans

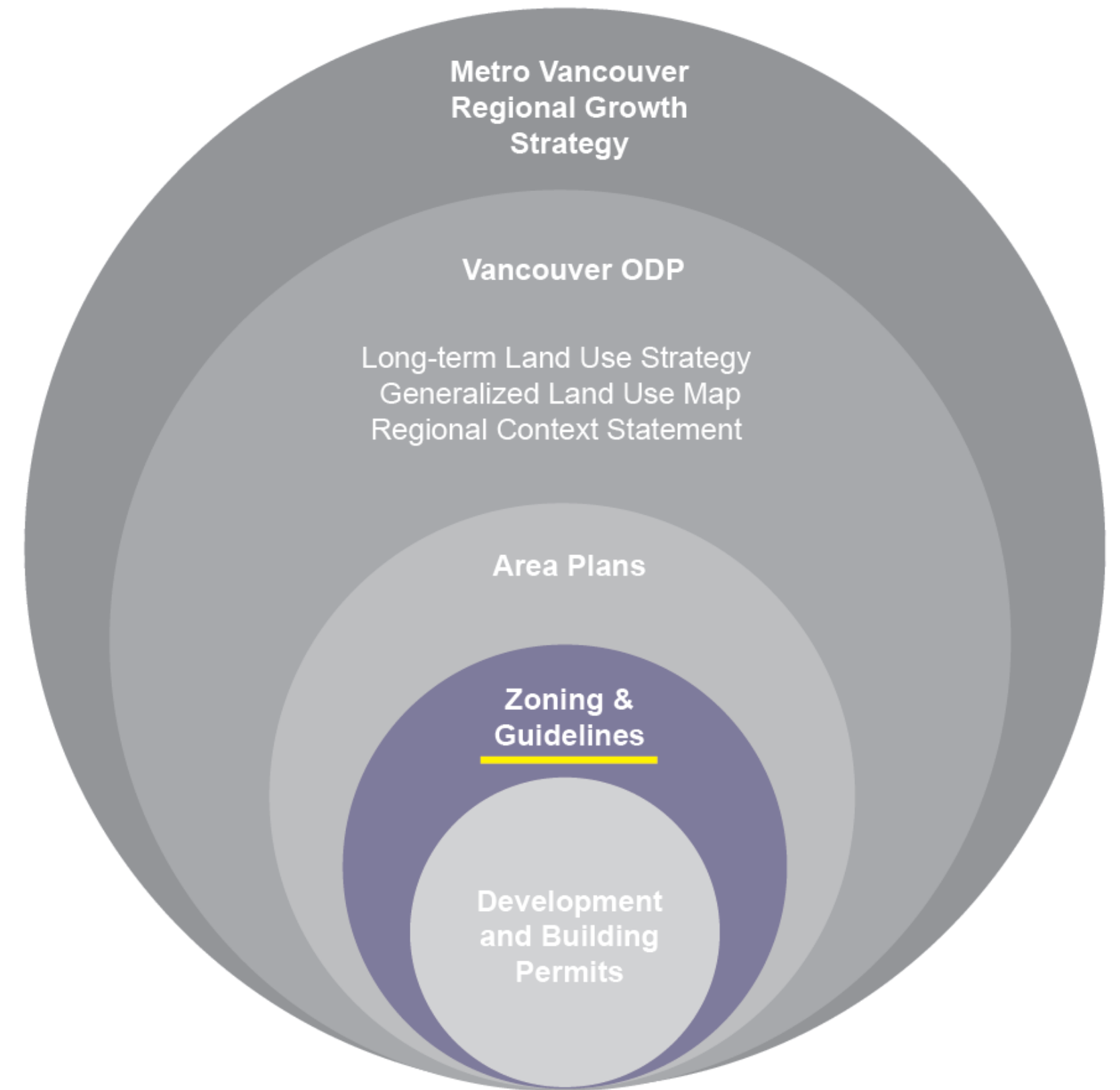
- Provide more detailed direction for future land use and development of a specific area in the city





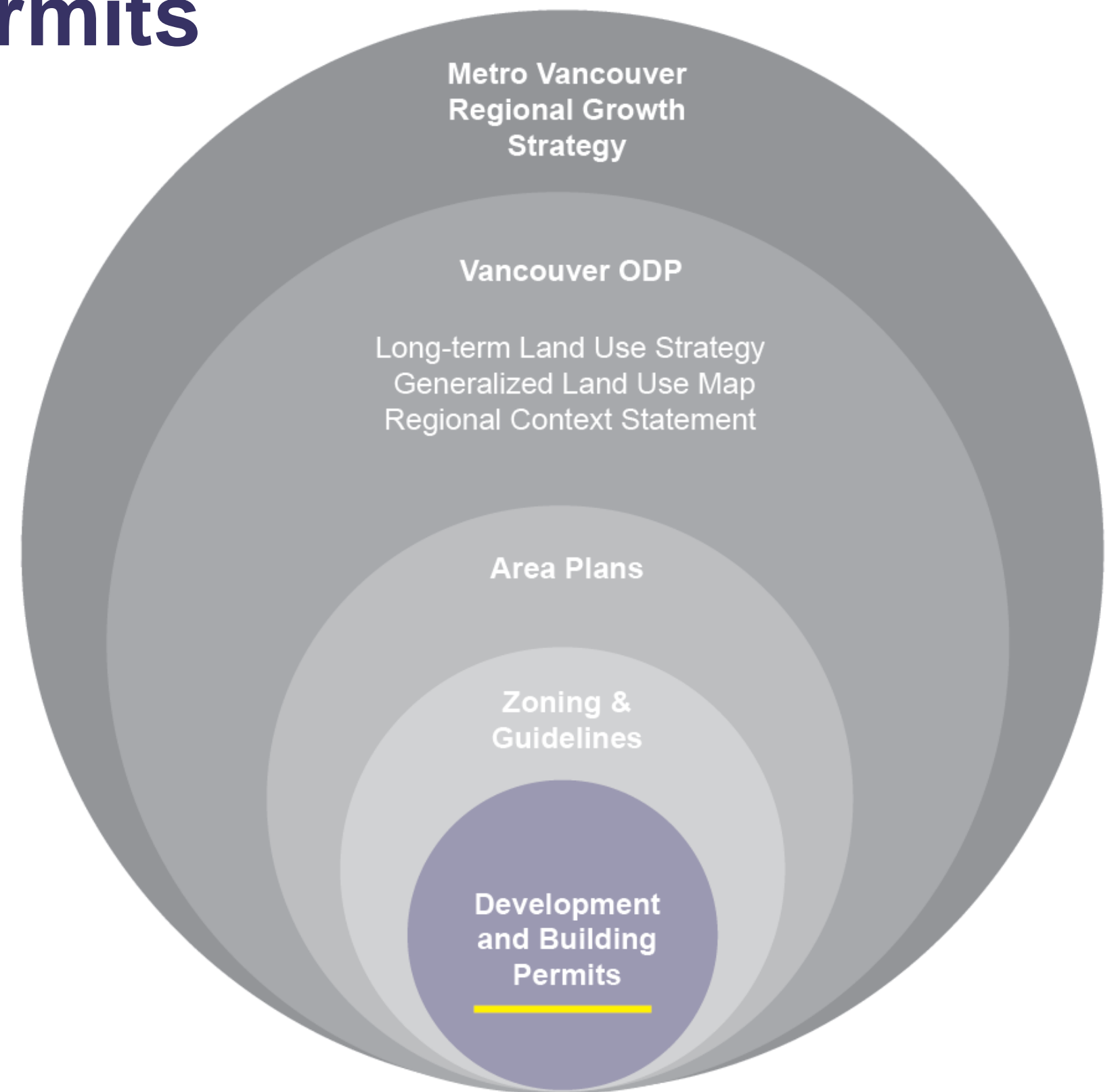
# Zoning & Guidelines

- Zoning regulates development based on policy directions set out by the higher level documents
- Guidelines provide guidance for meeting city objectives and standards



# Development and Building Permits

- Development permits regulate the built form and ensure land uses are appropriately located
- Building permits are required for new buildings, additions or alterations to existing buildings, or demolitions









# Generalized Land Use Map

# Generalized Land Use Map

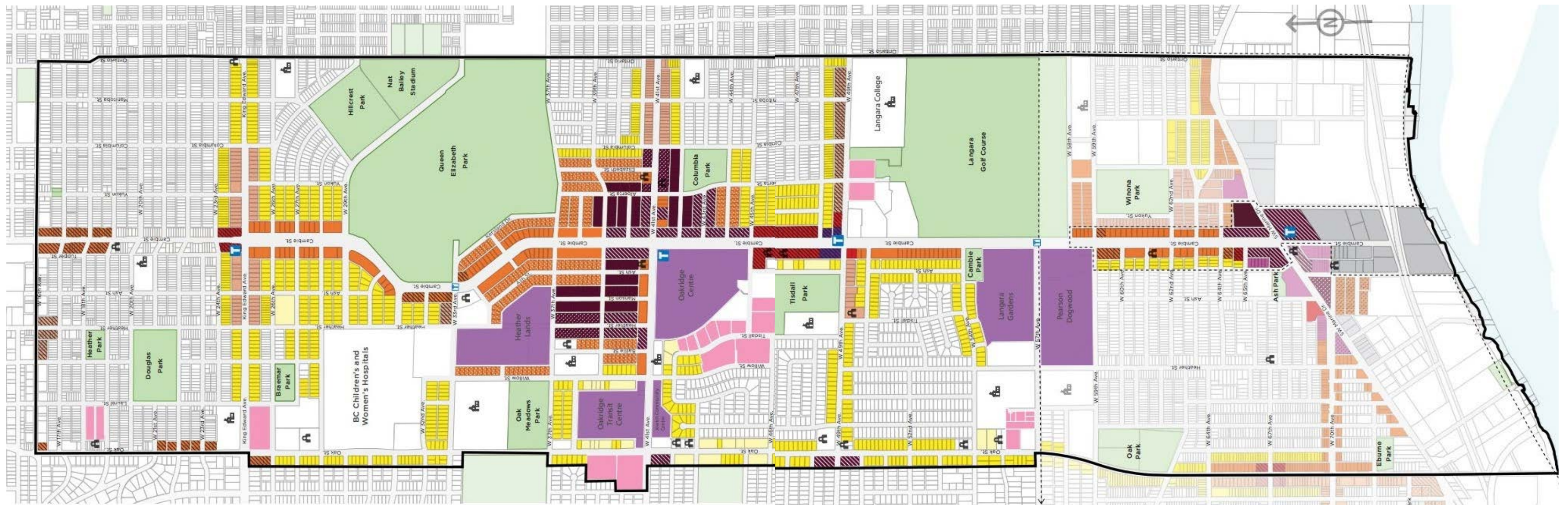
## Intended to:

-  Reflect development potential across the city under current zoning or rezoning policies
-  Be for the public

## It is not:

-  A tool for providing detailed rezoning direction
-  A one-stop shop for identifying land use direction

# Cambie Corridor Land Use Map: detailed area planning



## LEGEND

- |   |  |  |  |
|---|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; margin-right: 5px;"></span> Highrise</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; margin-right: 5px;"></span> Apartment (up to 12 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; margin-right: 5px;"></span> Apartment (up to 8 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; margin-right: 5px;"></span> Apartment (up to 6 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px dashed black; margin-right: 5px;"></span> Apartment (up to 4 storeys strata or 6 storeys rental)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; margin-right: 5px;"></span> Apartment (up to 4 storeys)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; margin-right: 5px;"></span> Townhouse</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px dashed black; margin-right: 5px;"></span> Mixed-use highrise</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4B0082; border: 1px dashed black; margin-right: 5px;"></span> Mixed-use (up to 10 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px dashed black; margin-right: 5px;"></span> Mixed-use (up to 8 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px dashed black; margin-right: 5px;"></span> Mixed-use (up to 6 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px dashed black; margin-right: 5px;"></span> Mixed-use (up to 4 storeys)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px dashed black; margin-right: 5px;"></span> Highrise with choice of use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px dashed black; margin-right: 5px;"></span> Apartment with choice of use at grade (up to 6 storeys)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; margin-right: 5px;"></span> Intensive employment</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; margin-right: 5px;"></span> Unique site (opportunity for higher densities)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; margin-right: 5px;"></span> Major project (separate planning program underway or approved)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; margin-right: 5px;"></span> Existing townhouse</li> <li><span style="display: inline-block; border-bottom: 2px solid black; width: 15px; margin-right: 5px;"></span> Area boundary</li> <li><span style="display: inline-block; border-bottom: 2px dashed black; width: 15px; margin-right: 5px;"></span> Marpole Community Plan area</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black; text-align: center; line-height: 10px; font-size: 8px;">T</span> Canada Line station</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black; text-align: center; line-height: 10px; font-size: 8px;">T</span> Future potential station</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black; text-align: center; line-height: 10px; font-size: 8px;">A</span> Place of worship</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black; text-align: center; line-height: 10px; font-size: 8px;">S</span> School</li> </ul> |
|---|--|--|--|

# Vancouver Plan Land Use Strategy: high level



— Cambie Corridor Plan Boundary

## High Level Land Use

- First Nations Reserves
- High Streets and Commercial Hubs
- Industrial/Employment
- Business Districts
- Downtown Heritage Districts
- Downtown Eastside
- Major Projects Sites in Progress

## Neighbourhood Types

- Metro Core/Broadway + MTC
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area
- Village/Neighbourhood Centre overlap with Rapid Transit Area

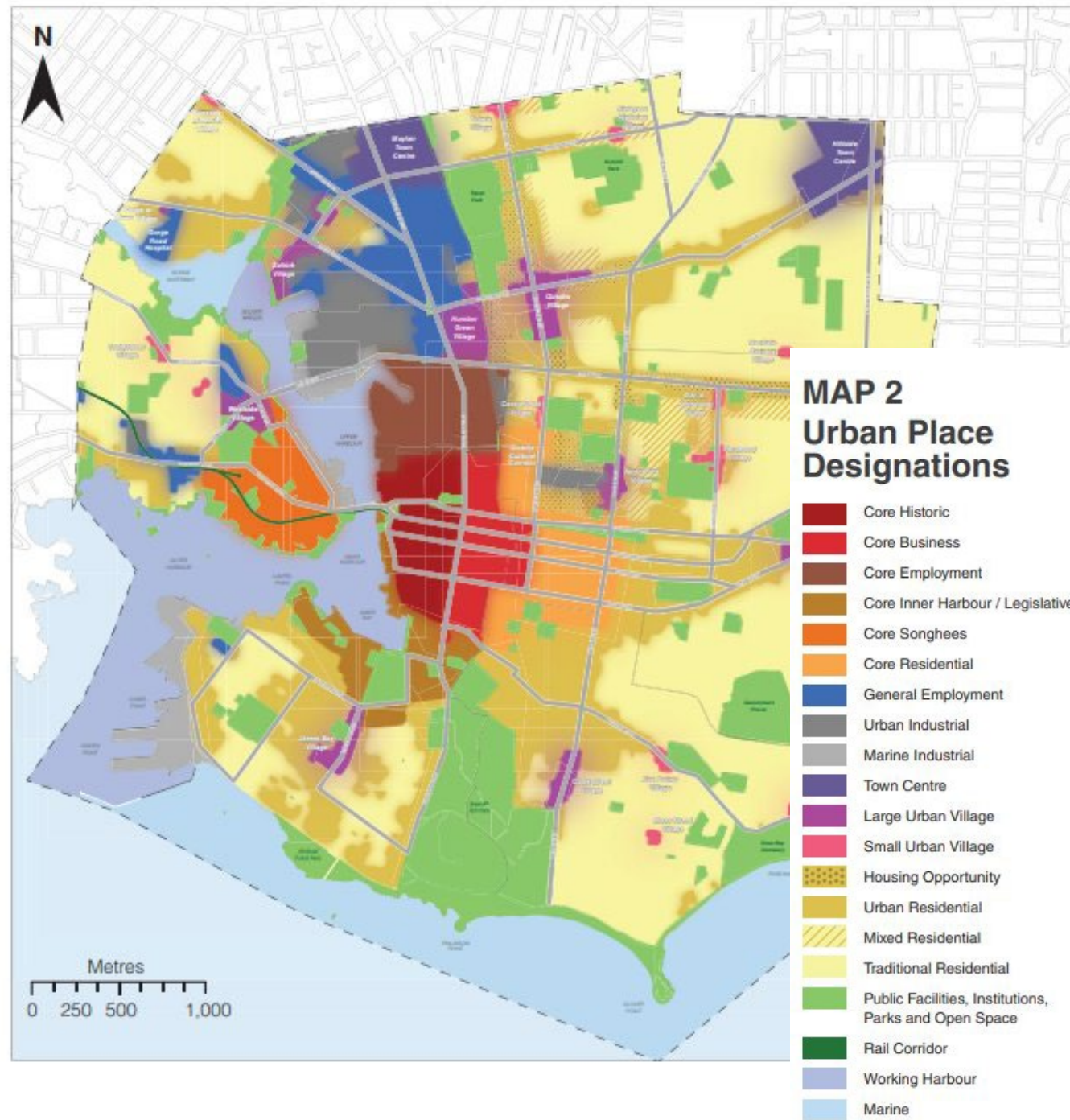
## Transit Network

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

## Ecology

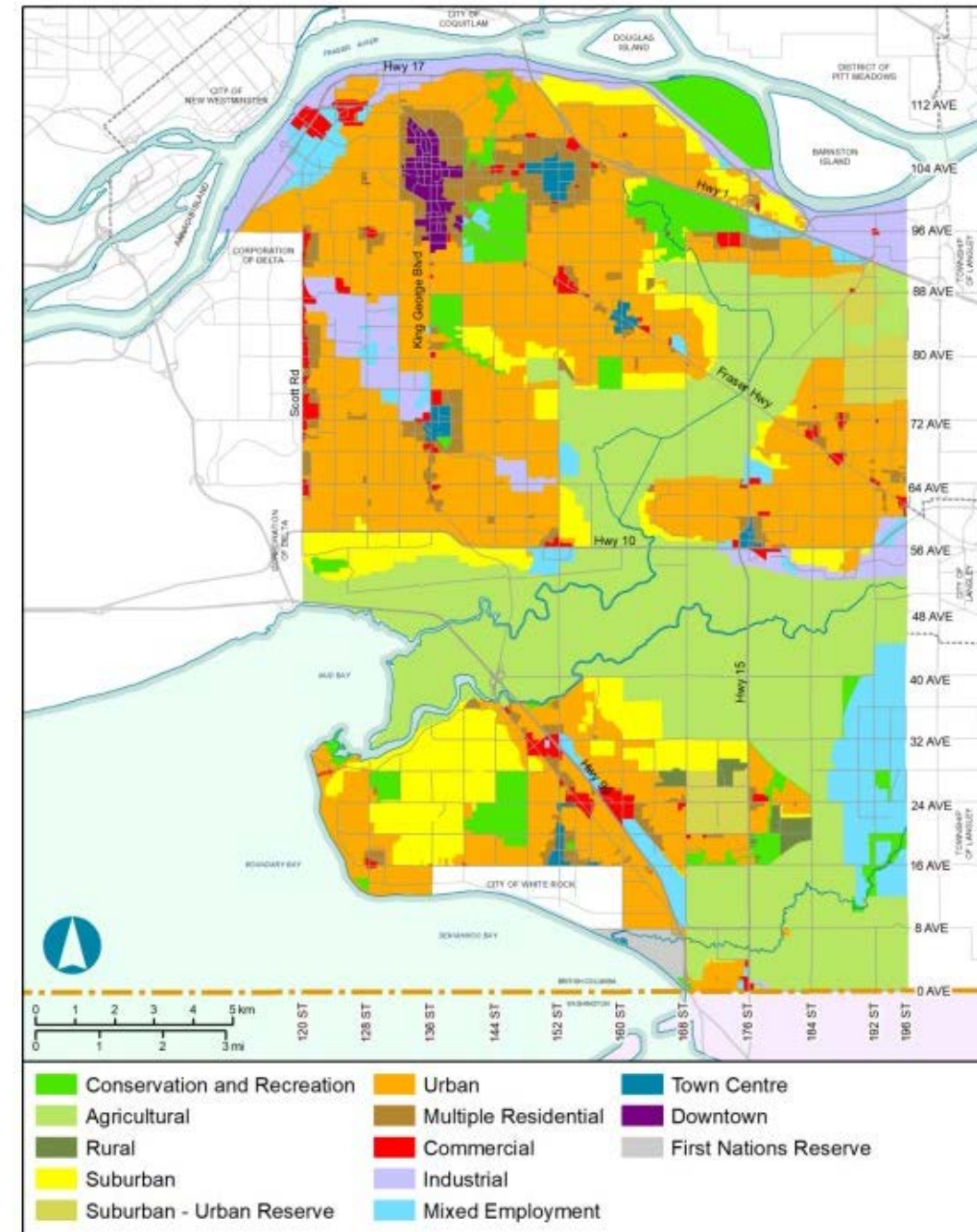
- Parks and open space and greenspace in other jurisdictions
- Waterbody

# OCP Comparison: Examples from other Municipalities

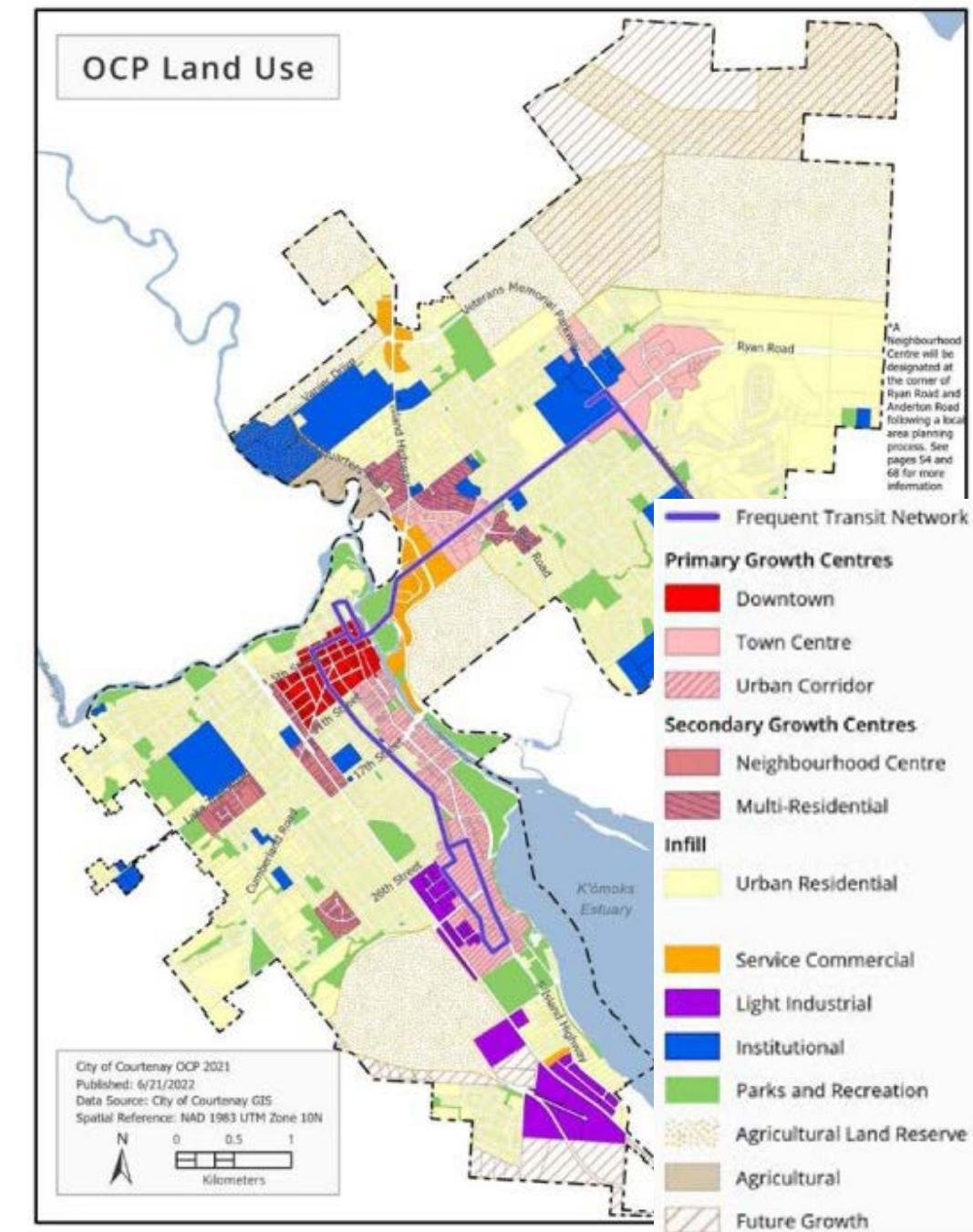


Victoria (~20 categories)

Areas adjacent to a different designation should consider transitional scales, which may depart from the guidance in this plan.



Surrey (~13 categories)



Courtenay (~13 categories)



# Process and Timing



# Overview

- Build on significant work and engagement in Vancouver Plan
- Reflect recently approved Council policy
- Focus on additional content (and required processes) to meet legislative requirements

We are here →



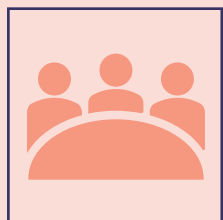
# Consultation



Focus ODP consultation on new content and key changes to the plan



Meet consultation requirements laid out in the *Vancouver Charter*

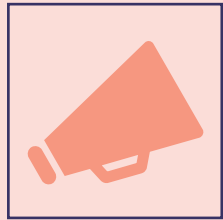


Coordinate external consultation / engagement among Vancouver Plan implementation projects

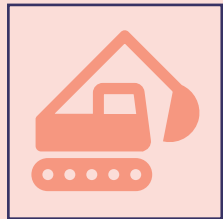


Photo by Tanya Fink

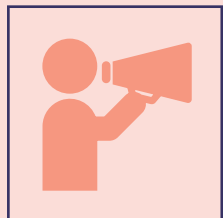
# Communications



Support coordinated communications alongside other Vancouver Plan implementation projects



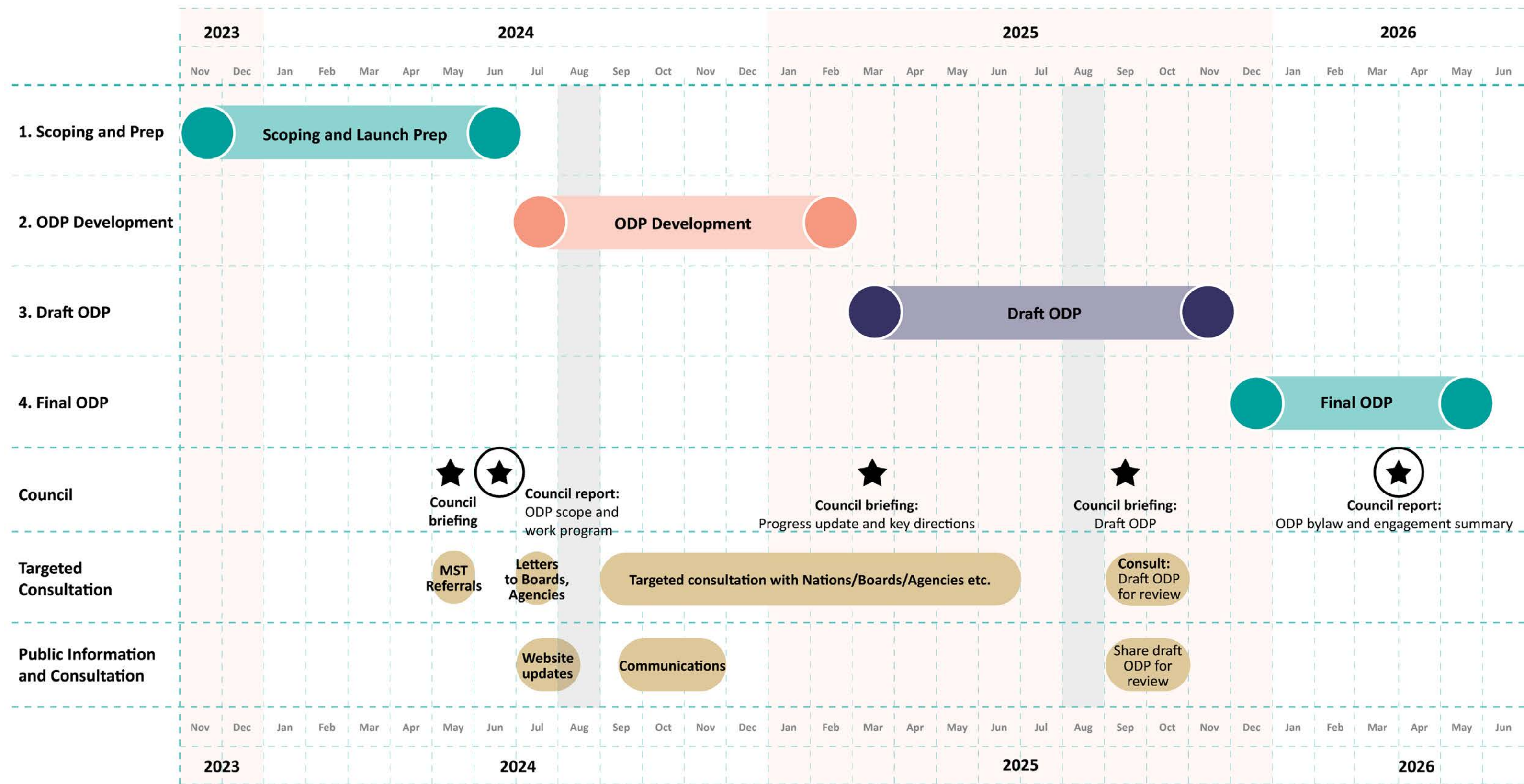
Build awareness about the ODP initiative and significant additions/changes to the Vancouver Plan



Communicate clearly to audiences that the ODP is a continuation of Vancouver Plan



# ODP Work Program Timeline



Hard stop of June 2026 to meet provincial deadline

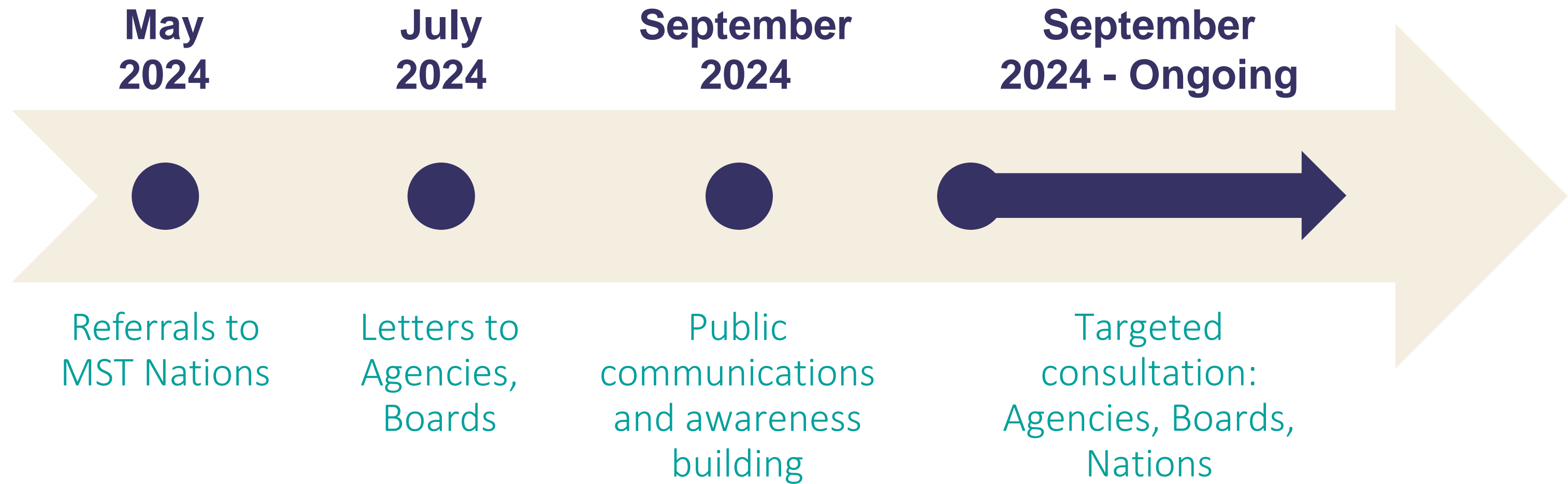
# Summary...

- **Must adopt a city-wide ODP by June 2026**
- **Provides the roadmap for area planning and implementation projects**
- **Vancouver Plan will provide the base, but some new content is required**
- **ODP is a framework that sets parameters for future development**

**The city-wide ODP will not:**

- **The ODP on its own will not provide area/site/rezoning direction**

# Next Steps – key dates over the next 6 months





The  
**VANCOUVER PLAN**

**Thank you!**