

**Refers to Item #1
Public Hearing of March 10, 2026**

YELLOW MEMORANDUM

March 6, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Chris Freek, Director of Civic Engagement & Communications
Katrina Leckovic, City Clerk
Teresa Jong, Administrative Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: City of Vancouver Official Development Plan – Amendments to ODP

RTS #: 18341

On February 3, 2026, Council referred the Vancouver Official Development (ODP) Plan to a Public Hearing. Since the time of referral, staff have determined changes are needed to: (1) update the Generalized Land Use (GLU) map to reflect recently enacted rezonings and mapping errors; and, (2) make editorial corrections or minor revisions for accuracy.

1. Generalized Land Use Designation (GLU) Changes (pg. 85, **Map 4: Generalized Land Use map**)

Since the time of referral, two rezonings were enacted that resulted in amendments to the Zoning and Development By-law that are inconsistent with the Generalized Land Use (GLU) Designations included in the ODP. Changes to the GLU designation for these sites are needed to ensure alignment between the enacted zoning changes and the ODP – see Map 1 and Map 2 of Exhibit A. Further, there was one error on the GLU that needs correction – see Map 3 of Exhibit A. All of the proposed changes are as follows:

- a. Change the GLU designation for the lands as set out in Map 1 of Exhibit 'A' and located at **1348 E King Edward**:
 - i. From: Residential Low-Rise
To: Mixed-Use High-Rise 1; and
 - ii. From: Mixed-Use Low-Rise
To: Mixed-Use High-Rise 1

- b. Change the GLU designation for the lands as set out in Map 2 of Exhibit 'A' and located at **456 Prior St**:

From: Industrial and Employment
To: Mixed-Use High-Rise 1

- c. Change the GLU designation for the lands as set out in Map 3 of Exhibit 'A' and located at **615-693 W 31st Ave**:

From: Mixed-Use Low-Rise
To: Residential Low-Rise

2. Editorial Corrections and Minor Revisions

The draft ODP By-law in the referral report included a reference to "Schedule A", but the proposed ODP that was attached to the draft ODP By-law did not reference "Schedule A". Instead, it referenced "Appendix A". The version posted for the Public Hearing has corrected this minor error and now includes a reference to "Schedule A" on the cover page of the proposed ODP, instead of a reference to "Appendix A".

Proposed changes to address errors are outlined in the below table:

Page	Location	Description
Cover	Cover Page	Add "Schedule A" to cover page
68	Policy FG1.7.6	Remove the text "and up to 20 storeys for 100 percent social housing" to align with Council direction for staff to report back with proposed improvements to the Social Housing or Rental Tenure Program
122	Policy 3.1.2	Remove space before "Advance"
122	Policy 3.1.2	Replace "neighborhood" with "neighbourhood"
156	Direction 8.3	Remove period at end of direction
159	Map Details	Replace "Regional Parks and Greenspace in Other Jurisdictions" with "Regional Parks and Greenspace Outside Vancouver"
234 & 235	Map Legend	Add "s" to "Other Area-Specific Policies and Regulation" to read "Other Area-Specific Policies and Regulations"

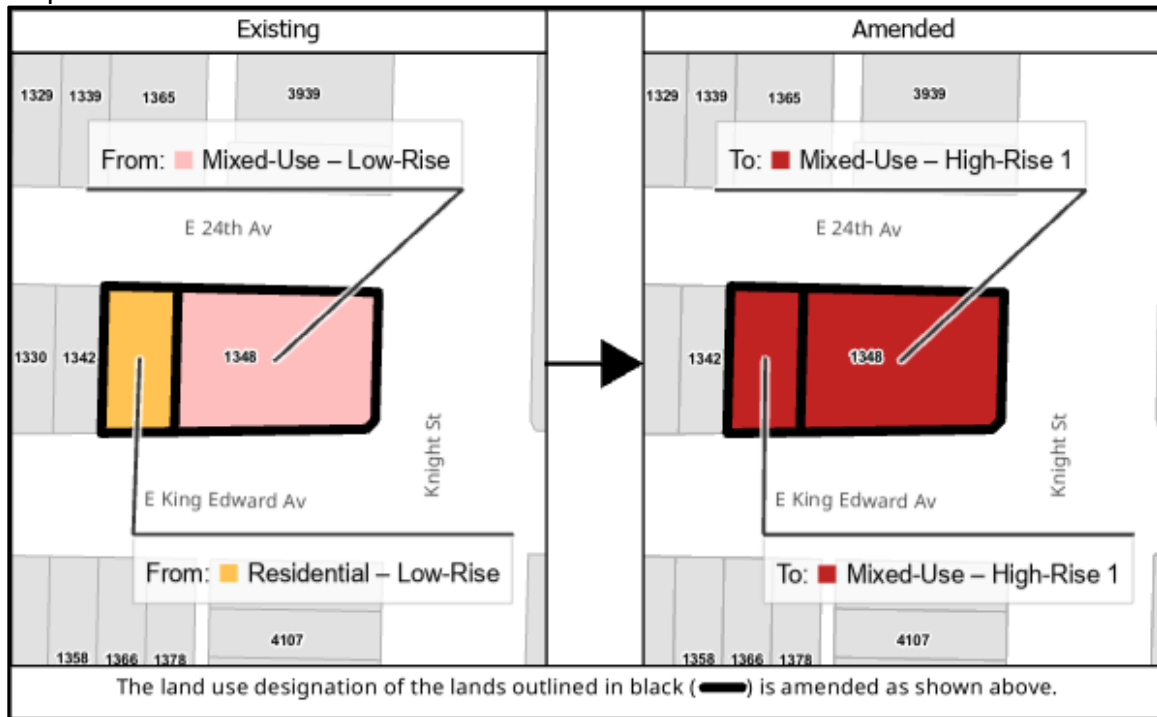
This memo will form part of the March 10, 2026 Public Hearing agenda package and be available for public viewing. If this Yellow Memo is adopted with the proposed ODP, these changes will be made to the proposed ODP.

A handwritten signature in black ink, appearing to read 'J White', written in a cursive style.

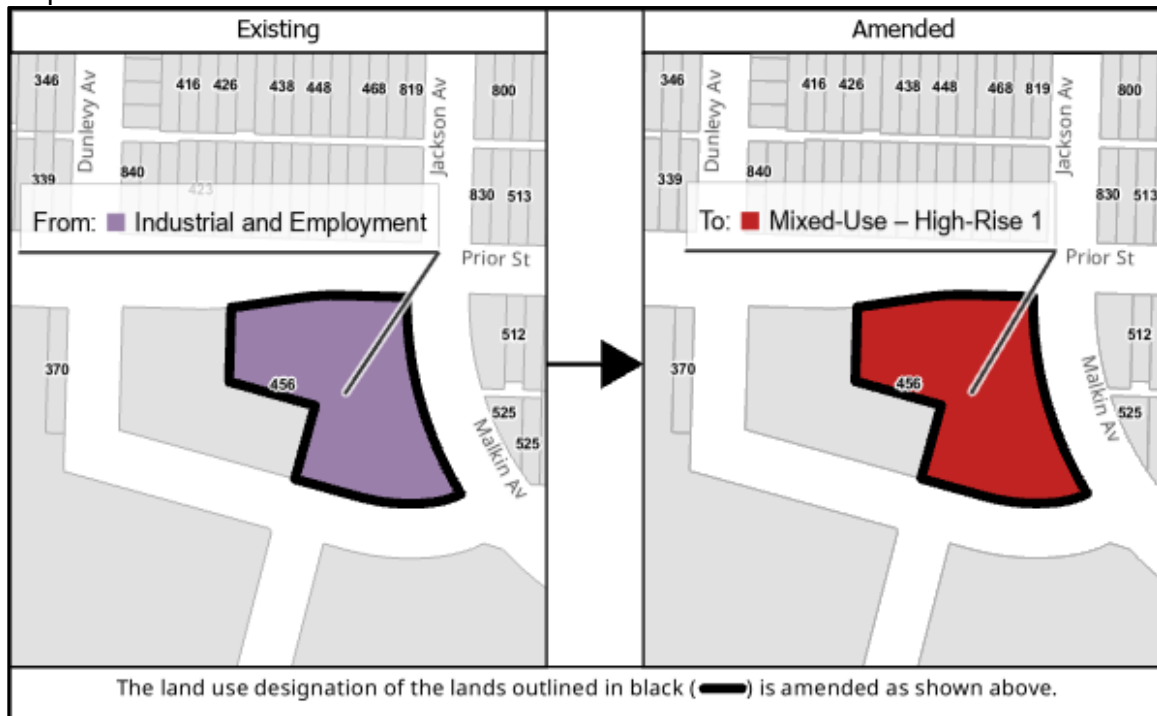
Josh White
General Manager, Planning, Urban Design and Sustainability
604.877.5159 | josh.white@vancouver.ca

Exhibit A

Map 1



Map 2



Map 3

