EXPLANATION

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

Following the Public Hearing on July 10, 2025, Council gave conditional approval to the rezoning of the site at 414-420 West Pender Street. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolutions.

Director of Legal Services
March 31, 2026

414-420 West Pender Street

BY-LAW NO.

A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (921).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Dwelling Uses, limited to Mixed-Use Residential Building;

(b) Institutional Uses;

(c) Live-Work Use;

(d) Manufacturing Uses;

(e) Office Uses;

(f) Retail Uses;

(g) Service Uses;

(h) Utility and Communication Uses; and

(i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The design and layout of at least 25% of the dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 579.8 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 9.44.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

(a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 36.4 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 40.5 m.

Access to Natural Light

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise Levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Severability

9. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

Force and Effect

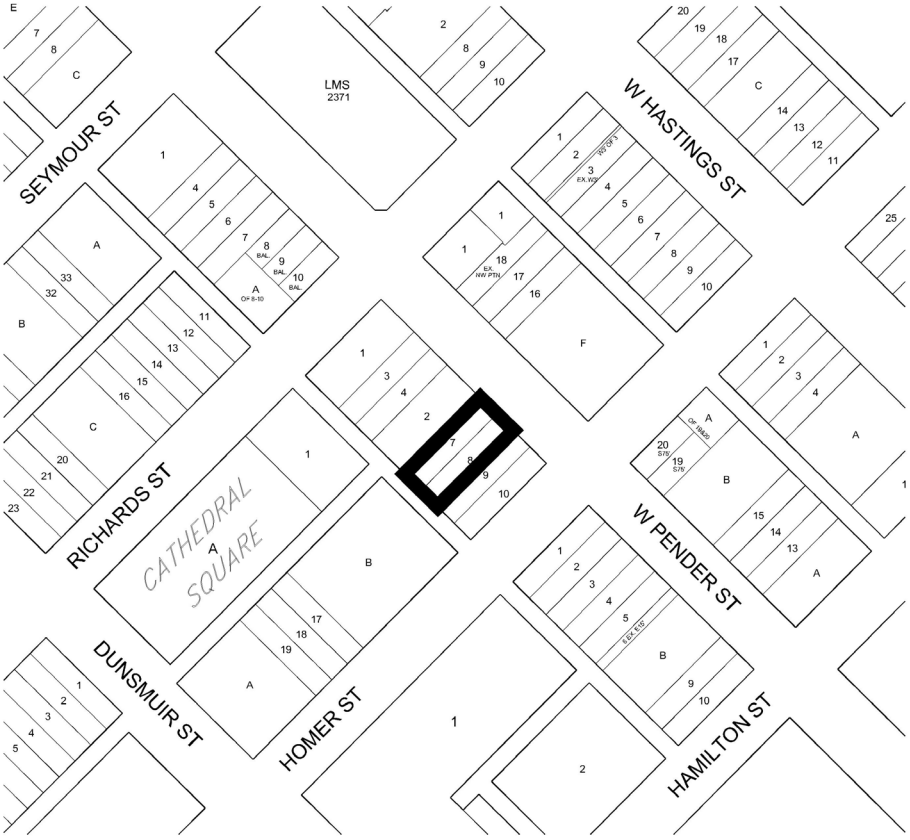
10. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

Schedule A



The properties outlined in black ( ) are rezoned:
From **DD** to **CD-1**

RZ- 414-420 West Pender Street	map: 1 of 1 scale: NTS	↑
City of Vancouver	ph date: 2025-07-10	

EXPLANATION

A By-law to amend the Street and Traffic By-law No. 2849

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Street and Traffic By-law regarding owners or occupiers allowing the deposit of refuse on a street.

Director of Legal Services
March 31, 2026

BY-LAW NO. ___

A By-law to amend the Street and Traffic By-law No. 2849 regarding owner or occupier allowing deposit of refuse on street

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street and Traffic By-law No. 2849.

2. In section 84, Council adds a new subsection (3) in the correct numerical order as follows:

> "(3) No owner or occupier of real property shall cause, permit or allow any rubbish, sweepings, leaves, construction or demolition debris, paper, handbills, refuse or other discarded materials or things to be removed from the real property and deposited on a street or other public place.".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend the Ticket Offences By-law No. 9360 regarding the Street and Traffic By-law and the Solid Waste By-law

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Ticket Offences By-law to increase the fines for the deposit of refuse on a street.

Director of Legal Services
March 31, 2026

BY-LAW NO. _____

A By-law to amend the Ticket Offences By-law No. 9360 regarding the Street and Traffic By-law and the Solid Waste By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions and schedules of the Ticket Offences By-law.

2. In Table 5.2, Council:

(a) in Column 4 for sections 84(1) and 84(2), strikes out "$250.00" and substitutes "$500.00"; and

(b) adds a new row of entries in Columns 2, 3 and 4 in the correct numerical order as follows:

"

Owner or occupier allows deposit of refuse on street	s. 84(3)	$500.00

".

3. In Column 3 of Table 9, Council strikes out "s. 5.9", "s. 5.12(1)", "s. 5.12(2)", "s. 5.13(1)", "s. 5.13(2)", "s. 5.14(1)" and "s. 5.14(2)" and substitutes "s. 5.3", "s. 5.6(1)", "s. 5.6(2)", "s. 5.7(1)", "s. 5.7 (2)", "s. 5.8(1)" and "s. 5.8(2)", respectively.

4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

5. This by-law is to come into force and take effect on the date of its enactment, except that section 3 is to come into force and effect on January 1, 2026.

ENACTED by Council this day of , 2026

_____
Mayor

_____
Clerk

EXPLANATION

Authorization to enter into a Housing Agreement
Re: 5889 – 5925 Dunbar Street

After the public hearing on January 21, 2025, Council approved in principle the land owner's application to rezone the above noted property from R1-1 (Residential) District to RR-2B (Residential Rental) District, subject to, among other things, a Housing Agreement being entered into by the City and the land owner, on terms satisfactory to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services. The Housing Agreement was accepted and executed by the applicant, and the City now seeks enactment of a By-law as contemplated by section 565.2 of the Vancouver Charter, to authorize such Housing Agreement and to authorize the City to enter into the Housing Agreement with the land owner.

Director of Legal Services
March 31, 2026

BY-LAW NO.

A By-law to enact a Housing Agreement for 5889 – 5925 Dunbar Street

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council authorizes the City to enter into a Housing Agreement with the owner of certain lands described as:

014-650-851	The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847
014-650-878	The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 plan 1847

which lands will be subject to a consolidation yielding a parcel with an anticipated legal description of Lot 1 Block 4 District Lot 320 Plan EPP 143815 in substantially the form and substance of the Housing Agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026.

_____
Mayor

_____
City Clerk

LTSA Land Title Act

Charge

General Instrument – Part 1

1. Application

Bridgehouse Law LLP **9/F - 900 West Hastings Street** **Vancouver BC V6C 1E5** **6046842550**	21622-001 (Grace on Dunbar - Housing Agreement)

2. Description of Land

PID/Plan Number	Legal Description
EPP143815	**LOT 1 BLOCK 4 DISTRICT LOT 320 PLAN EPP143815**

3. Nature of Interest

Type	Number	Additional Information
COVENANT		**Entire Instrument**
PRIORITY AGREEMENT		**Granting Covenant contained herein priority over Mortgage CB2586116 and Assignment of Rent CB2586117**

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

1079202 B.C. LTD., NO.BC1079202

COMPUTERSHARE TRUST COMPANY OF CANADA., AS TO PRIORITY, NO.A0052313

6. Transferee(s)

CITY OF VANCOUVER
453 WEST 12TH AVENUE
VANCOUVER BC V5Y 1V4

7. Additional or Modified Terms

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8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
ERIKA HERTZ *Barrister & Solicitor* Suite 900–900 West Hastings Street Vancouver, British Columbia V6C 1E5	YYYY-MM-DD 2026-02-27	**1079202 B.C. LTD.** By their Authorized Signatory HENRY M. KA

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**Computershare Trust Company of Canada., as to priority** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**CITY OF VANCOUVER** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**1079202 B.C. LTD.** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
Shelley Ann McGarrity Notary Public in and for The Province of Ontario 320 Bay St., 14th Flr. Toronto, ON M5H 4A6 416-994-6889	YYYY-MM-DD MAR 10 2026	**Computershare Trust Company of Canada., as to priority** By their Authorized Signatory Zhi Min Jian Administrator, MBS Allana Williams Professional, MBS

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**CITY OF VANCOUVER** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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LTSA Land Title Act

Charge

General Instrument – Part 1

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996, c 250, that you certify this document under section 168.41 (4) of the Act, and that an execution copy, or a true copy of that execution copy, is in your possession.

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TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND BUILDING USE COVENANT
FOR-PROFIT AFFORDABLE RENTAL HOUSING
5889 - 5925 DUNBAR STREET

WHEREAS:

A. It is understood and agreed that this instrument and Agreement will be read as follows:

(i) the Transferor, 1079202 B.C. LTD., as more particularly defined in Section 1.1 is called the "**Owner**"; and

(ii) the Transferee, CITY OF VANCOUVER, is called the "**City**" or the "**City of Vancouver**" when referring to corporate entity continued under the *Vancouver Charter*, and "**Vancouver**" when referring to geographic location;

B. The Owner is the registered owner of the Lands;

C. The Owner made an application to rezone the Lands from R1-1 (Residential) District to RR-2B (Residential Rental) District (the "**Rezoning Application**") to permit the development of a five-storey residential rental building in accordance with the *Secured Rental Policy* (SRP), and after public hearing the City approved the Rezoning Application in principle, subject to a number of conditions including that the Owner make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement by by-law enacted pursuant to Section 565.2 of the *Vancouver Charter* securing all residential units in the New Building as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver DCL By-law for the longer of 60 years and life of the New Building, and subject to other conditions set forth in the minutes of the said public hearing; and

D. The Owner and the City are now entering into this Agreement to satisfy the foregoing condition.

NOW THEREFORE THIS AGREEMENT WITNESSES that for good and valuable consideration (the receipt and sufficiency of which the parties hereby acknowledge and agree to) the Owner and the City, in satisfaction of the requirements of Section 3.1A of the Vancouver DCL By-law and pursuant to Section 565.2 of the *Vancouver Charter* and Section 219 of the *Land Title Act*, agree as follows, in respect of the use of the Lands and the New Building:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions. Terms defined in this Section 1.1, unless specifically otherwise provided in this Agreement, will have the following meanings:

(a) "**Agreement**" means this housing agreement and building use covenant, including the foregoing recitals and all schedules hereto;

(b) "**Building Permit**" means any building permit issued by the City authorizing the building of a New Building as contemplated by the Rezoning By-law and the

Development Permit;

(c) "**City**" and "**City of Vancouver**" have the meaning ascribed to those terms in Recital A(ii);

(d) "**City Manager**" means the chief administrator from time to time of the City and her successors in function and their respective nominees;

(e) "**City Personnel**" means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors and volunteers of the City;

(f) "**Development Permit**" means any development permit issued by the City authorizing the development of the Lands contemplated by the Rezoning By-law;

(g) "**Director of Legal Services**" means the chief administrator from time to time of the City's Legal Services Department and her/his successors in function and their respective nominees;

(h) "**Dwelling Unit**" has the meaning set out in the City's Zoning and Development By-law No. 3575, as amended or replaced from time to time;

(i) "**Effective Date**" means the date as of which this Agreement has been executed by all parties to it;

(j) "**Existing Building**" means the building situated on the Lands as of the date of this Agreement and which will be replaced by the New Building, as contemplated by the Rezoning Application;

(k) "**For-Profit Affordable Rental Housing**" means a building containing multiple Dwelling Units which meets the requirements of Section 3.1A of the Vancouver DCL By-law to be "Class B for-profit affordable rental housing" (as defined therein), but does not include alterations of or extensions to those Dwelling Units; PROVIDED, HOWEVER, that if the definition of For-Profit Affordable Rental Housing applicable at the time when a Building Permit is issued differs from the foregoing, the definition applicable at the time of Building Permit issuance will apply unless otherwise provided in the Vancouver DCL By-law;

(l) "**For-Profit Affordable Rental Housing Units**" has the meaning ascribed to that term in section 2.1(c) and "**For-Profit Affordable Rental Housing Unit**" means any one of such units;

(m) "**General Manager of Planning, Urban Design and Sustainability**" means the chief administrator from time to time of the City's Planning, Urban Design and Sustainability Department and his/her successors in function and their respective nominees;

(n) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c. 250, and all amendments thereto and re-enactments thereof;

(o) "**Lands**" means the parcel of land situate in Vancouver, British Columbia, and legally described in Item 2 of the Form C - General Instrument - Part 1, and includes any parcels into which such land is consolidated or further subdivided;

(p) "**Losses**" means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, judgements, builders liens, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;

(q) "**New Building**" means any new building or structure to be built on the Lands as contemplated by the Rezoning By-law and the Development Permit, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by the Rezoning By-law and the Development Permit;

(r) "**Occupancy Permit**" means a permit issued by the City authorizing the use and occupation of any New Building, development or partial development on the Lands issued after the Effective Date;

(s) "**Owner**" means the registered owner of the Lands as of the Effective Date, namely 1079202 B.C. LTD., and its successors and permitted assigns;

(t) "**Owner's Personnel**" means any and all of the Owner's officers, directors, employees, agents, nominees, delegates, contractors, subcontractors, licencees, invitees, permittees and lessees;

(u) "**Related Person**" means, where the registered or beneficial owner of the For-Profit Affordable Rental Housing Units is:

(i) a corporation (as that term is defined in the *Business Corporations Act*, S.B.C. 2002, c.57, then a Related Person is:

(A) an officer, director or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) the spouse, parent, child, sibling, niece or nephew of any such officer, director or shareholder; and

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece or nephew of such individual;

(v) "**Rental Housing**" means a Dwelling Unit which is not occupied by the registered or beneficial owner of the same or by a Related Person, but which is made available by such owner to the general public, at arm's length, for use as rental accommodation, but specifically excluding use as Seniors Supportive or Independent Living Housing, on a month-to-month basis or longer in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

(w) "**Replacement For-Profit Affordable Rental Housing Unit**" has the meaning ascribed to that term in section 2.1(c) and "**Replacement For-Profit Affordable Rental Housing Units**" means all of such units;

(x) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, and all amendments thereto and re-enactments thereof;

(y) "**Rezoning Application**" has the meaning ascribed to that term in Recital C;

(z) "**Rezoning By-law**" means the CD-1 by-law enacted upon satisfaction of the prior-to conditions imposed by the City following, and as a result of, the Rezoning Application;

(aa) "**Seniors Supportive or Independent Living Housing**" has the meaning set out in the City's Zoning and Development By-law No. 3575, as amended or replaced from time to time;

(bb) "**Term**" means the term of this Agreement, which will commence on the Effective Date and will end on the later of:

(i) the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building; and

(ii) the date as of which the New Building is demolished or substantially destroyed;

(cc) "**Vancouver**" has the meaning ascribed to that term in Recital A(ii);

(dd) "***Vancouver Charter***" means the *Vancouver Charter*, S.B.C. 1953, c. 55, and all amendments thereto and re-enactments thereof; and

(ee) "**Vancouver DCL By-law**" means the City's Vancouver Development Cost Levy By-law No. 9755, and all amendments thereto and re-enactments thereof.

1.2 Interpretation. In this Agreement:

(a) Party. Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) Singular; Gender. Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require.

(c) Captions and Headings. The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.

(d) References. References to the or this "**Agreement**" and the words "**hereof**" "**herein**" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Section, subsection or other subdivision is a reference to the designated Recital, Section, subsection or subdivision hereof.

(e) Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia. Any reference to a statute is to the statute and its regulations in force on the Effective Date and to subsequent amendments to or replacements of the statute or regulations.

(f) Legislation. Any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statutes, by-laws and regulations.

(g) Time. Time will be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time will be local Vancouver, British Columbia time.

ARTICLE 2
RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1 The Owner covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the New Building, that:

(a) the Lands, the New Building and the For-Profit Affordable Rental Housing Units will not be used in any way that is inconsistent with the terms of this Agreement;

(b) the Owner will construct, fit and finish the New Building, at its sole cost and expense, and throughout the Term, will maintain not less than the number of Dwelling Units approved in the Development Permit, in accordance with this Agreement, the Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;

(c) when the New Building is completed and an Occupancy Permit has been issued and thereafter throughout the Term, all of the Dwelling Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the "**For-Profit Affordable Rental Housing Units**") in accordance with the terms of this Agreement;

(d) not less than 35% of the For-Profit Affordable Rental Housing Units will have two or more bedrooms and be designed to meet the City's High Density Housing for Families with Children Guidelines;

(e) the average initial monthly starting rents at occupancy for each unit type of the For-Profit Affordable Rental Housing Units will be at or below the amounts determined in accordance with Section 3.1A(e) of the Vancouver DCL By-law;

(f) throughout the Term, it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any For-Profit Affordable Rental Housing Unit for a term of less than 90 consecutive days at a time;

(g) throughout the Term, except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, it will not suffer, cause or permit, beneficial or registered title to any For-Profit Affordable Rental Housing Unit to be sold or otherwise transferred unless title to every one of the For-Profit Affordable Rental Housing Units is sold or otherwise transferred together and as a block to the same legal and beneficial owner, as applicable;

(h) throughout the Term, it will not suffer, cause or permit, the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, to be subdivided, whether by subdivision plan, strata plan or otherwise, without the prior written consent of the Director of Legal Services which consent may be arbitrarily withheld;

(i) throughout the Term, that any sale of any For-Profit Affordable Rental Housing Unit in contravention of the covenant in Section 2.1(g), and any subdivision of the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, in contravention of the covenant in Section 2.1(h), will in each case be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending transfer of title or plan, as the case may be, at the Owner's expense;

(j) throughout the Term, it will keep and maintain the New Building and all parts thereof in good repair and in a safe, clean, neat and tidy condition, to the standard of a reasonable and prudent owner of similar buildings;

(k) if the New Building or any part thereof, is damaged during the Term, it will promptly restore and repair the same whenever and as often as damage occurs, to at least as good a state and condition as existed before such damage occurred;

(l) throughout the Term, it will insure, or cause to be insured, the New Building to the full replacement cost against perils normally insured against in Vancouver by reasonable and prudent owners of similar buildings and lands;

(m) the rent charged for each For-Profit Affordable Rental Housing Unit as of initial occupancy will not be increased before the one year anniversary of that date even if there is a change in occupancy during that year; and

(n) in the event of the substantial or complete destruction of the New Building prior to the 60 year anniversary of the issuance of the final Occupancy Permit, it will promptly take all steps reasonably necessary to enable it to build a replacement building or buildings on the Lands, which building(s) (together with any remaining undestroyed or undemolished portion of the New Building) will also contain not less than the same number and type of replacement Housing Units as the New Building

formerly contained, unless the City then otherwise agrees in its absolute and unfettered discretion, which replacement Dwelling Units will also be used only for the purpose of providing For-Profit Affordable Rental Housing (each such replacement Housing Unit, referred to as a "**Replacement For-Profit Affordable Rental Housing Unit**"), for the duration of the Term in accordance with the terms of this Agreement and the applicable by-laws of the City and such Replacement For-Profit Affordable Rental Housing Units will be subject, for the remaining duration of the Term, to the same use restrictions as the For-Profit Affordable Rental Housing Units pursuant to this Agreement.

ARTICLE 3
OCCUPANCY RESTRICTION ON THE LANDS

3.1 The Owner covenants and agrees with the City in respect of the use of the Lands and the New Building, that:

(a) the Lands and the New Building will not be used or occupied except as follows:

(i) the Owner will not apply for any Occupancy Permit in respect of, and will not suffer or permit the occupation of, the New Building and will take no action, directly or indirectly, to compel the issuance of any Occupancy Permit until such time as the Owner has delivered, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability a final rent roll confirming the rents to be charged to the first occupants of the For-Profit Affordable Rental Housing Units following issuance of the Occupancy Permit, and the unit type mix and sizes, which rents, unit type mix and sizes shall comply with this Agreement as of the date when the Occupancy Permit is issued; and

(ii) the City will be under no obligation to issue any Occupancy Permit, notwithstanding completion of construction of the New Building until such time as the Owner has complied with Section 3.1(a)(i); and

(b) without limiting the general scope of ARTICLE 6, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City Personnel for any Losses that may derive from the withholding of an Occupancy Permit until there is compliance with the provisions of this ARTICLE 3.

ARTICLE 4
RECORD KEEPING

4.1 The Owner will keep accurate records pertaining to the use, occupancy and rental rates charged of/for the For-Profit Affordable Rental Housing Units such records to be to the satisfaction of the General Manager of Planning, Urban Design and Sustainability. At the request of the General Manager of Planning, Urban Design and Sustainability, from time to time, the Owner will:

(a) make such records available for inspection and copying by City staff, subject to applicable restrictions in any tenancy, privacy and other laws which place limitations on such disclosure; and

(b) provide evidence of the insurance required to be taken out pursuant to Section 2.1(l).

ARTICLE 5
ENFORCEMENT

5.1 This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it shall be entitled to court costs on a solicitor and own client basis.

ARTICLE 6
RELEASE AND INDEMNITY

6.1 Release and Indemnity. Subject to Section 6.2, the Owner hereby:

(a) will not make any claims against the City or City Personnel and releases and discharges the City and all City Personnel from and against all Losses which may arise or accrue to the Owner in connection with this Agreement, including without limitation:

(i) by reason of the City or City Personnel:

A. reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

B. performing any work in accordance with the terms of this Agreement or requiring the Owner to perform any work pursuant to this Agreement;

C. withholding any permit pursuant to this Agreement; or

D. exercising any of its rights under any Section 219 covenant, *Vancouver Charter* Section 562.2 housing agreement or other right granted to the City pursuant to this Agreement; or

(ii) that otherwise arise out of, or would not have been incurred but for this Agreement; and

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel; and

(b) covenants and agrees to indemnify and save harmless the City and City Personnel, from and against all Losses which may arise or accrue to any person, firm or corporation against the City or any City Personnel or which the City or any City Personnel may pay, incur, sustain or be put to, by reason of or which could not have been sustained "but for" any of the following:

(i) this Agreement;

(ii) the City or City Personnel:

A. reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

B. withholding any permit pursuant to this Agreement;

C. performing any work in accordance with the terms of this Agreement or requiring the owner to perform any work pursuant to this Agreement; or

D. exercising any of its rights under any Section 219 covenant, *Vancouver Charter* Section 562.2 housing agreement or any other right granted to the City pursuant to this Agreement; or

(iii) any negligent act or omission or wilful misconduct of the Owner or any of the Owner's Personnel in connection with the observance and performance of the obligations of the Owner under this Agreement; or

(iv) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement,

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel; and

(c) the indemnities in this ARTICLE 6 will be both personal covenants of the Owner and integral parts of the Section 219 covenants granted in this Agreement.

6.2 Conduct of Proceedings.

(a) In the event that a claim is made against the City which, pursuant to the terms of this Agreement, requires the Owner to indemnify the City or City Personnel, then the City will give notice of such claim to the Owner and, subject to Section 6.2(b), the Owner will have the right, upon written notice to the City, to conduct the proceedings in defence of the claim.

(b) Section 6.2(a) will not apply and the City will have the right to conduct the defence of any claim described in Section 6.2(a) in the following circumstances:

(i) where the City Manager determines that the proper administration of the municipal government requires that decisions with respect to the claim be made by the City;

(ii) where the City Manager determines that the public interest requires that the matter be resolved in an open and public way; or

(iii) where, in the opinion of the City Manager, the claim is of a nature where decisions with respect to settling or defending it would create a precedent with respect to other existing or potential claims affecting or involving the City;

provided however that if the City wishes to settle any claim, the City will not do so without the prior consent of the Owner, which consent will not be unreasonably withheld. In conducting any defence or making any settlement, the City will act in a manner reasonably consistent with the manner in which the City would act in connection with the defence or settlement of claims, suits, demands, actions or proceedings which would not be indemnified against under the provisions of this Section 6.2(b); and

(c) Regardless of whether the claim is being defended under Section 6.2(a) or Section 6.2(b), the party having conduct of the proceedings will, upon written request of the other party, provide to the other party all information in its possession relating to the proceedings which may be properly disclosed at law. If the party not having conduct of the proceedings so requests in writing in a timely fashion, the party having conduct of the proceedings will join the other party as a third party to the proceedings.

6.3 Survival of Release and Indemnities. The release and indemnities in this Article 6 will remain effective, and survive any modification of, or partial release or release of the covenants created by this Agreement, and any termination of this Agreement, whether by fulfilment of the covenants contained in this Agreement or otherwise.

ARTICLE 7
NOTICES

7.1 All notices, demands or requests of any kind which one party may be required or permitted to give to the other in connection with this Agreement, will be in writing and will be given by registered mail or personal delivery, addressed as set forth below. Any such notice, demand or request will be deemed given:

(a) if made by registered mail, on the earlier of the day receipt is acknowledged by the addressee or the third day after it was mailed, except when there is a postal service disruption during such period, in which case delivery will be deemed to be completed upon actual delivery of the notice, demand or request; and

(b) if personally delivered, on the date when delivered.

If to the City, addressed to:

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Attention: City Clerk, with concurrent copies to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services

If to the Owner, addressed to:

1079202 B.C. Ltd.
7099 Jubilee Avenue
Burnaby, British Columbia
V5J 4B4

Attention: Huaming Luo and Lei Niu

With a copy to:

Henry Ka (email: hka@bridgehouselaw.ca)

or to such other address in Canada as either party may specify in writing to the other party in the manner described above, provided that if and when the owner of the Land or any part thereof should change, in the absence of any such specification, then to the address as set out in the State of Title Certificate for that particular parcel of land.

ARTICLE 8
MISCELLANEOUS

8.1 Agreement Runs With the Lands. The covenants and agreements set forth herein on the part of the Owner will be covenants the burden of which will run with and will bind the Lands and will attach thereto.

8.2 Agreement to be a First Charge. The Owner agrees to cause, at its sole cost and expense, the registrable interests in land expressly agreed to be granted pursuant to this Agreement to be registered as first registered charges against the Lands, save only for any reservations, liens, charges or encumbrances:

(a) contained in any Crown grant respecting the Lands;

(b) registered against any of the titles to the Lands at the instance of the City, whether in favour of the City or otherwise, as a condition of any rezoning or any Development Permit; and

(c) which the Director of Legal Services has determined, in her sole discretion, may rank in priority to the registrable interests in land granted pursuant to this Agreement.

8.3 Enforcement. This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it will be entitled to court costs on a solicitor and own client basis.

8.4 Severability. All the obligations and covenants contained in this Agreement are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable; the balance of the obligations and covenants will remain and be binding.

8.5 Vancouver Charter. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice

or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter*, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

8.6 Waiver. The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City herein will be deemed to be in addition to and not, except as herein expressly stated, restrictive of the remedies of the City at law or in equity.

8.7 Further Assurances. The Owner will execute such further and other documents and instruments and do such further and other acts as may be necessary to implement and carry out the provisions and intent of this Agreement including all acts necessary to ensure that this Agreement is noted on title to the Lands as a housing agreement pursuant to Section 565.2 of the *Vancouver Charter*.

8.8 Sale of Lands or New Building. Prior to the sale or transfer of any legal or beneficial interest in the Lands and/or the New Building or any part thereof (other than the transfer of an interest by way of mortgage, where the mortgagee has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage), subject always to Sections 2.1(g) and 2.1(h), the Owner will cause the purchaser/ transferee to enter into an assumption agreement with the City, in form and substance satisfactory to the Director of Legal Services, pursuant to which the purchaser/transferee will agree to be bound by all of the obligations, agreements and indemnities of the Owner under this Agreement. The provisions in this Section 8.8 will apply equally to all subsequent purchasers/transferees (other than a mortgagee that has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage).

8.9 Owner's Representations. The Owner represents and warrants to and covenants and agrees with the City that:

(a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal and beneficial interests in the title to the Lands with the interests in land created hereby;

(b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal and beneficial interests in the title to the Lands;

(c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

(d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual

or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

8.10 Enurement. This Agreement will enure to the benefit of and be binding upon the City and its successors and assigns, and this Agreement will enure to the benefit of and be binding upon the Owner and its successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement on the Forms C or D which are a part hereof.

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority Agreement:

(a) **"Existing Chargeholder"** means COMPUTERSHARE TRUST COMPANY OF CANADA;

(b) **"Existing Charges"** means the Mortgage registered under number CB2586116 and Assignment of Rents registered under number CB2586117;

(c) **"New Charges"** means the Housing Agreement and Section 219 Covenant contained in the attached Terms of Instrument - Part 2; and

(d) words capitalized in this instrument, not otherwise defined herein, have the respective meanings ascribed to them in the attached Terms of Instrument - Part 2.

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

(i) consents to the Owner granting the New Charges to the City; and

(ii) agrees with the City that the New Charges charge the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

EXPLANATION

Authorization to enter into a Housing Agreement
Re: 6055 Fraser Street

On December 5, 2024 the Director of Planning approved in principle a development on the above noted property, subject to, among other things, a Housing Agreement being entered into by the City and the land owner, on terms satisfactory to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, prior to the issuance of a Development Permit.

A Housing Agreement has been accepted and signed by the applicant land owner and the City now seeks enactment of a By-law as contemplated by section 565.2 of the Vancouver Charter, to authorize such Housing Agreement and to authorize the City to enter into the Housing Agreement with the land owner.

Director of Legal Services
March 31, 2026

BY-LAW NO.

A By-law to enact a Housing Agreement for 6055 Fraser Street

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council authorizes the City to enter into a Housing Agreement with the owner of certain lands described as:

013-910-027 LOT A BLOCK 3 DISTRICT LOT 645 PLAN 2317

in substantially the form and substance of the Housing Agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

Land Title Act

Charge

General Instrument – Part 1

1. Application

CGM Lawyers Barristers & Solicitors
8532 - 120th Street, Suite 213
Surrey BC V3W 3N5
6045904950

42403-001/bm-HousingAg&BuildingUse

2. Description of Land

PID/Plan Number	Legal Description
013-910-027	LOT A BLOCK 3 DISTRICT LOT 645 PLAN 2317

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Section 219 Covenant Entire Instrument
PRIORITY AGREEMENT		Granting the above Section 219 Covenant priority over Mortgage CB721346 and Assignment of Rents CB721347

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

TOOR VENTURES INC., NO.BC1244548

THE BANK OF NOVA SCOTIA

6. Transferee(s)

CITY OF VANCOUVER
453 WEST 12TH AVENUE
VANCOUVER BC V5Y 1V4

7. Additional or Modified Terms

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8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
DEEPAK CHODHA Barrister & Solicitor CGM LAWYERS 6170 Kingsway Burnaby, BC V5J 1H5 Tel: 604 738 8816 Fax: 604 738 8774	YYYY-MM-DD 2025-08-25	**Toor Ventures Inc.** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
SAMANTHA BO YEE QUAN Notary Public 319 - 4538 Kingsway Burnaby, B.C. V5H 4T9 Tel: 604-378-0351 Expires on Commission	YYYY-MM-DD 2026-02-20	**The Bank of Nova Scotia** By their Authorized Signatory Nicole Hui

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**City of Vancouver** By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Land Title Act

Charge

General Instrument – Part 1

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

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TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND BUILDING USE COVENANT
FOR-PROFIT AFFORDABLE RENTAL HOUSING

6055 FRASER STREET

WHEREAS:

A. It is understood and agreed that this instrument and Agreement will be read as follows:

(i) the Transferor, Toor Ventures Inc. is called the "Owner", as more particularly defined in Section 1.1; and

(ii) the Transferee, City of Vancouver, is called the "City" or the "City of Vancouver" when referring to corporate entity continued under the *Vancouver Charter*, and "Vancouver" when referring to geographic location;

B. The Owner is the registered and beneficial owner of the Lands;

C. The Owner made an application to develop the Lands pursuant to Development Application DP-2024-00098 (the "Development Application") to permit the development of a six-storey mixed use residential building, containing a health care office on the main storey and 100% rental residential units above, all over one level of underground parking having vehicular access from the lane, which Development Application was approved by the Director of Planning in principle, subject to, among other things, fulfilment of the condition that, prior to issuance of a Development Permit, the Owner will:

"Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 covenant securing all residential units as for-profit affordable rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for a term equal to the longer of 60 years and life of the building, subject to the following additional conditions:

i. A no separate-sales covenant.

ii. A no stratification covenant.

iii. That none of such units will be rented for less than one month at a time.

iv. That the average initial starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(e) of the Vancouver Development Cost Levy-By-law.

v. That a rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

vi. Compliance with the Tenant Relocation Plan.

vii. *Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.*",

such Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the *Vancouver Charter* securing all of the residential units in the New Building as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver DCL Bylaw, for the longer of 60 years and life of the New Building, and subject to other conditions set forth in the prior-to letter of the Development Permit (collectively, the "Housing Condition"); and

D. The Owner is entering into this Agreement to satisfy the Housing Condition.

NOW THEREFORE THIS AGREEMENT WITNESSES that for good and valuable consideration (the receipt and sufficiency of which the parties hereby acknowledge and agree to) the Owner and the City, in satisfaction of the requirements of Section 3.1A of the Vancouver DCL By-law and pursuant to Section 565.2 of the *Vancouver Charter* and Section 219 of the *Land Title Act*, agree as follows, in respect of the use of the Lands and the New Building:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions. Terms defined in this Section 1.1, unless specifically otherwise provided in this Agreement, will have the following meanings:

(a) "Agreement" means this housing agreement and building use covenant, including the foregoing recitals and all schedules hereto;

(b) "Building Permit" means any building permit issued by the City authorizing the building of a New Building as contemplated by the Development Permit;

(c) "City" and "City of Vancouver" have the meaning ascribed to those terms in Recital A(ii);

(d) "City Manager" means the chief administrator from time to time of the City and his or her successors in function and their respective nominees;

(e) "City Personnel" means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors and volunteers of the City;

(f) "Development Permit" means any development permit issued by the City authorizing the development of the Lands contemplated by the Development Application;

(g) "Development Permit Application" has the meaning ascribed to such term in Recital C;

(h) "Director of Legal Services" means the chief administrator from time to time of the City's Legal Services Department and her/his successors in function and their respective nominees;

(i) "Dwelling Unit" has the meaning set out in the City's Zoning and Development By-law No. 3575, as amended or replaced from time to time;

(j) "Effective Date" means the date as of which this Agreement has been executed by all parties to it;

(k) "Floor Space Ratio" means the figure obtained when the area of the floors of the New Building is divided by the area of the Lands;

(l) "For-Profit Affordable Rental Housing" means a building containing multiple Dwelling Units which meets the requirements of Section 3.1A of the Vancouver DCL By-law to be "Class B for-profit affordable rental housing" (as defined therein) , but does not include alterations of or extensions to those Dwelling Units; PROVIDED, HOWEVER, that if the definition of For-Profit Affordable Rental Housing applicable at the time when a Building Permit is issued differs from the foregoing, the definition applicable at the time of Building Permit issuance will apply unless otherwise provided in the Vancouver DCL By-law;

(m) "For-Profit Affordable Rental Housing Units" has the meaning ascribed to that term in Section 2.1(c) and "For-Profit Affordable Rental Housing Unit" means any one of such units;

(n) "General Manager of Planning, Urban Design and Sustainability" means the person appointed from time to time as the City's General Manager of Planning, Urban Design and Sustainability and his/her successors in function and delegatees and their respective nominees;

(o) "*Land Title Act*" means the *Land Title Act*, R.S.B.C. 1996, c. 250, and all amendments thereto and re-enactments thereof;

(p) "Lands" means the parcel of land situate in Vancouver, British Columbia, and legally described in Item 2 of the Form C - General Instrument - Part 1, and includes any parcels into which such land is consolidated or further subdivided;

(q) "Losses" means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, judgements, builders liens, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;

(r) "New Building" means any new building or structure to be built on the Lands as contemplated by the Development Permit, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by the Development Permit;

(s) "Occupancy Permit" means a permit issued by the City authorizing the use and

occupation of any New Building, development or partial development on the Lands issued after the Effective Date;

(t) "Owner" means the registered owner of the Lands as of the Effective Date, namely, Toor Ventures Inc., and its successors and permitted assigns;

(u) "Owner's Personnel" means any and all of the officers, directors, employees, agents, nominees, delegates, permittees, contractors and subcontractors of the Owner;

(v) "Related Person" means, where the registered or beneficial owner of the For-Profit Affordable Rental Housing Units is:

(i) a corporation (as that term is defined in the *Business Corporations Act*, S.B.C. 2002, c.57, then a Related Person is:

(A) an officer, director or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) the spouse, parent, child, sibling, niece or nephew of any such officer, director or shareholder; and

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece or nephew of such individual;

(w) "Rental Housing" means a Dwelling Unit which is not occupied by the registered or beneficial owner of the same or by a Related Person, but which is made available by such owner to the general public, at arm's length, for use as rental accommodation on a month-to-month basis or longer in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

(x) "Replacement For-Profit Affordable Rental Housing Units" has the meaning ascribed to that term in Section 2.1(c) and "Replacement For-Profit Affordable Rental Housing Unit" means one such unit;

(y) "*Residential Tenancy Act*" means the *Residential Tenancy Act* S.B.C. 2002, c. 78 and all amendments thereto and re-enactments thereof;

(z) "Term" means the term of this Agreement, which will commence on the Effective Date and will end on the later of:

(i) the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building; or

(ii) the date as of which the New Building is demolished or substantially destroyed;

(aa) "Vancouver" has the meaning ascribed to that term in Recital A(ii);

(bb) "*Vancouver Charter*" means the *Vancouver Charter* S.B.C. 1953, c. 55, and all amendments thereto and re-enactments thereof; and

(cc) "Vancouver DCL By-law" means the City's Vancouver Development Cost Levy By-law No. 9755, and all amendments thereto and re-enactments thereof.

1.2 Interpretation. In this Agreement:

(a) Party. Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) Singular; Gender. Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require.

(c) Captions and Headings. The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.

(d) References. References to the or this "Agreement" and the words "hereof" "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Section, subsection or other subdivision is a reference to the designated Recital, Section, subsection or subdivision hereof.

(e) Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

(f) Legislation. Any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto in force on the Effective Date, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statutes, by-laws and regulations.

(g) Time. Time will be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time will be local Vancouver, British Columbia time.

ARTICLE 2
RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1 The Owner covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the New Building, that throughout the Term:

(a) the Lands, the New Building and the For-Profit Affordable Rental Housing Units will not be used in any way that is inconsistent with the terms of this Agreement;

(b) at its sole cost and expense, it will construct, fit and finish the New Building, including the For-Profit Affordable Rental Housing Units, any amenities and parking spaces, in accordance with this Agreement, the Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;

(c) all of the Dwelling Units in the New Building will be used only for the purpose of providing For-Profit Affordable Rental Housing (the "**For-Profit Affordable Rental Housing Units**") in accordance with the terms of this Agreement, the Development Permit, the Building Permit and all applicable City by-laws and policies, and if the New Building is damaged, destroyed or demolished before the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building, then the Owner will promptly take all steps reasonably necessary to enable it to repair the New Building or build a replacement building or buildings on the Lands, which repaired or replacement building(s) built on the Lands (together with any remaining undestroyed or undemolished building) will also contain not less than the same number and type of replacement Dwelling Units as the New Building formerly contained, which replacement Dwelling Units during the remainder of the Term, will also be used only for the purpose of providing For-Profit Affordable Rental Housing (such replacement Dwelling Units hereinafter referred to as a "**Replacement For-Profit Affordable Rental Housing Units**") in the same percentages as set out in this Section and in accordance with the terms of this Agreement and the applicable by-laws of the City and such Replacement For-Profit Affordable Rental Housing Units will be subject, for the remaining duration of the Term, to the same use restrictions as the For-Profit Affordable Rental Housing Units pursuant to this Agreement;

(d) not less than 35% of the For-Profit Affordable Rental Housing Units will have two or more bedrooms and be designed to meet the City's High Density Housing for Families with Children Guidelines;

(e) the average initial monthly starting rents at occupancy for each unit type of the For-Profit Affordable Rental Housing Units will be at or below the amounts determined in accordance with Section 3.1A(e) of the Vancouver DCL By-law;

(f) the Owner will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any For-Profit Affordable Rental Housing Unit for a term of less than one (1) month at a time;

(g) except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, it will not suffer, cause or permit, beneficial or registered title to any For-Profit Affordable Rental Housing Unit to be sold or otherwise transferred unless title to every one of the For-Profit Affordable Rental Housing Unit is sold or otherwise transferred together and as a block to the same legal and beneficial owner, as applicable, and subject to Section 8.8;

(h) the Owner will not suffer, cause or permit, the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, to be

subdivided, whether by subdivision plan, strata plan or otherwise, without the prior written consent of the Director of Legal Services which consent may be arbitrarily withheld;

(i) any sale of any For-Profit Affordable Rental Housing Unit in contravention of the covenant in Section 2.1(g), and any subdivision of the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, in contravention of the covenant in Section 2.1(h), will in each case be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending transfer of title or plan, as the case may be, at the Owner's expense;

(j) the Owner will keep and maintain the New Building and all parts thereof in good repair and in a safe, clean, neat and tidy condition, to the standard of a reasonable and prudent owner of similar buildings;

(k) if the New Building or any part thereof, is damaged, it will promptly restore and repair the same whenever and as often as damage occurs, to at least as good a state and condition as existed before such damage occurred reasonable wear and tear excepted; and

(l) the Owner will insure, or cause to be insured the New Building to the full replacement cost against perils normally insured against in Vancouver by reasonable and prudent owners of similar buildings and lands.

ARTICLE 3
OCCUPANCY RESTRICTION ON THE LANDS

3.1 The Owner covenants and agrees with the City in respect of the use of the Lands and the New Building, that:

(a) the Lands and the New Building will not be used or occupied except as follows:

(i) the Owner will not apply for any Occupancy Permit in respect of, and will not suffer or permit the occupation of, the New Building and will take no action, directly or indirectly, to compel the issuance of any Occupancy Permit until such time as the Owner has delivered, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, a final rent roll confirming the rents to be charged to the first tenants of the For-Profit Affordable Rental Housing Units following issuance of the Occupancy Permit and the unit type mix and size, which rents, unit type and mix shall comply with those applicable to the For-Profit Affordable Rental Housing Units in accordance with this Agreement and the Development Permit; and

(ii) the City will be under no obligation to issue any Occupancy Permit, notwithstanding completion of construction of the New Building until such time as the Owner has complied with Section 3.1(a)(i); and

(b) without limiting the general scope of ARTICLE 6, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City Personnel for any Losses that may derive from the withholding of an Occupancy Permit until

there is compliance with the provisions of this ARTICLE 3.

ARTICLE 4
RECORD KEEPING

4.1 The Owner will keep accurate records pertaining to the use, occupancy and rental rates charged of/for the For-Profit Affordable Rental Housing Units, such records to be to the satisfaction of the General Manager of Planning, Urban Design and Sustainability. At the request of the General Manager of Planning, Urban Design and Sustainability, from time to time, the Owner will:

(a) make such records available for audit, inspection and copying by City staff, subject to applicable restrictions in any tenancy, privacy and other laws which place limitations on such disclosure; and

(b) provide evidence of the insurance required to be taken out pursuant to Section 2.1(l).

ARTICLE 5
ENFORCEMENT

5.1 This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it shall be entitled to court costs on a solicitor and own client basis.

ARTICLE 6
RELEASE AND INDEMNITY

6.1 Release and Indemnity. Subject to Section 6.2, the Owner hereby:

(a) will not make any claims against the City or City Personnel and releases and discharges the City and all City Personnel from and against all Losses which may arise or accrue to the Owner in connection with this Agreement, including without limitation:

(i) by reason of the City or City Personnel:

A. reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

B. performing any work in accordance with the terms of this Agreement or requiring the Owner to perform any work pursuant to this Agreement

C. withholding any permit pursuant to this Agreement; or

D. exercising any of its rights under any Section 219 covenant, *Vancouver Charter* Section 562.2 housing agreement or other right granted to the City pursuant to this Agreement; or

(ii) that otherwise arise out of, or would not have been incurred but for this Agreement;

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel; and

(b) covenants and agrees to indemnify and save harmless the City and City Personnel, from and against all Losses which may arise or accrue to any person, firm or corporation against the City or any City Personnel or which the City or any City Personnel may pay, incur, sustain or be put to, by reason of or which could not have been sustained "but for" any of the following:

(i) this Agreement;

(ii) the City or City Personnel:

A. reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

B. withholding any permit pursuant to this Agreement;

C. performing any work in accordance with the terms of this Agreement or requiring the Owner to perform any work pursuant to this Agreement; or

D. exercising any of its rights under any Section 219 covenant, *Vancouver Charter* Section 562.2 housing agreement or other right granted to the City pursuant to this Agreement; or

(iii) any negligent act or omission or wilful misconduct of the Owner or any of the Owner's Personnel in connection with the observance and performance of the obligations of the Owner under this Agreement; or

(iv) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement;

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel.

The indemnities in this ARTICLE 6 will be both personal covenants of the Owner and integral parts of the Section 219 covenants granted in this Agreement.

6.2 Conduct of Proceedings.

(a) In the event that a claim is made against the City which, pursuant to the terms of this Agreement, requires the Owner to indemnify the City or City Personnel, then

the City will give notice of such claim to the Owner and, subject to Section 6.2(b), the Owner will have the right, upon written notice to the City, to conduct the proceedings in defence of the claim.

(b) Section 6.2(a) will not apply and the City will have the right to conduct the defence of any claim described in Section 6.2(a) in the following circumstances:

(i) where the City Manager determines that the proper administration of the municipal government requires that decisions with respect to the claim be made by the City;

(ii) where the City Manager determines that the public interest requires that the matter be resolved in an open and public way; or

(iii) where, in the opinion of the City Manager, the claim is of a nature where decisions with respect to settling or defending it would create a precedent with respect to other existing or potential claims affecting or involving the City;

provided however that if the City wishes to settle any claim, the City will not do so without the prior consent of the Owner, which consent will not be unreasonably withheld. In conducting any defence or making any settlement, the City will act in a manner reasonably consistent with the manner in which the City would act in connection with the defence or settlement of claims, suits, demands, actions or proceedings which would not be indemnified against under the provisions of this Section 6.2(b); and

(c) Regardless of whether the claim is being defended under Section 6.2(a) or Section 6.2(b), the party having conduct of the proceedings will, upon written request of the other party, provide to the other party all information in its possession relating to the proceedings which may be properly disclosed at law. If the party not having conduct of the proceedings so requests in writing in a timely fashion, the party having conduct of the proceedings will join the other party as a third party to the proceedings.

6.3 Survival of Release and Indemnities. The release and indemnities in this Article 6 will remain effective, and survive any modification of, or partial release or release of the covenants created by this Agreement, and any termination of this Agreement, whether by fulfilment of the covenants contained in this Agreement or otherwise.

ARTICLE 7
NOTICES

7.1 All notices, demands or requests of any kind which one party may be required or permitted to give to the other in connection with this Agreement, will be in writing and will be given by registered mail or personal delivery, addressed as set forth below. Any such notice, demand or request will be deemed given:

(a) if made by registered mail, on the earlier of the day receipt is acknowledged by the addressee or the third day after it was mailed, except when there is a postal service

disruption during such period, in which case delivery will be deemed to be completed upon actual delivery of the notice, demand or request; and

(b) if personally delivered, on the date when delivered.

If to the City, addressed to:

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Attention: General Manager of Planning, Urban Design and Sustainability with a concurrent copy to the Director of Legal Services

If to the Owner, addressed to:

Toor Ventures Inc.
1090 West Pender Street, Suite 2600
Vancouver BC V6E 0E3

Attention: Toor Ventures Inc.

or to such other address in Canada as either party may specify in writing to the other party in the manner described above, provided that if and when the owner of the Land or any part thereof should change, in the absence of any such specification, then to the address as set out in the land title search for that particular parcel of land.

ARTICLE 8
MISCELLANEOUS

8.1 Agreement Runs With the Lands. The covenants and agreements set forth herein on the part of the Owner will be covenants the burden of which will run with and will bind the Lands and will attach thereto. Upon the sale or transfer of any legal or beneficial interest in the Lands and/or the New Building or any part thereof in accordance with the provisions of Section 8.8, the parties agree that the covenants and agreements herein contained shall only be binding upon the transferring party in respect of a breach or acts or omissions occurring during its ownership.

8.2 Agreement to be a First Charge. The Owner agrees to cause, at its sole cost and expense, the registrable interests in land expressly agreed to be granted pursuant to this Agreement to be registered as first registered charges against the Lands, save only for any reservations, liens, charges or encumbrances:

(a) contained in any Crown grant respecting the Lands;

(b) registered against any of the titles to the Lands at the instance of the City, whether in favour of the City or otherwise, as a condition of any rezoning or any Development Permit; and

(c) which the Director of Legal Services has determined, in her sole discretion, may rank in priority to the registrable interests in land granted pursuant to this Agreement.

8.3 Enforcement. This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it will be entitled to court costs on a solicitor and own client basis.

8.4 Severability. All the obligations and covenants contained in this Agreement are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable; the balance of the obligations and covenants will remain and be binding.

8.5 Vancouver Charter. Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter*, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

8.6 Waiver. The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City herein will be deemed to be in addition to and not, except as herein expressly stated, restrictive of the remedies of the City at law or in equity.

8.7 Further Assurances. The Owner will execute such further and other documents and instruments and do such further and other acts as may be necessary to implement and carry out the provisions and intent of this Agreement including all acts necessary to ensure that this Agreement is noted on title to the Lands as a housing agreement pursuant to Section 565.2 of the *Vancouver Charter*.

8.8 Sale of Lands and New Building or Part Thereof. Prior to the sale or transfer of any legal or beneficial interest (other than the transfer of an interest by way of mortgage, where the mortgagee has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage), and subject always to Sections 2.1(g) and 2.1(h), the Owner of the Lands and the New Building will cause the purchaser/ transferee to enter into an assumption agreement with the City, in form and substance satisfactory to the Director of Legal Services, pursuant to which the purchaser/transferee will agree to be bound by all of the obligations, agreements and indemnities of such Owner under this Agreement. The provisions in this Section 8.8 will apply equally to all subsequent purchasers/transferees (other than a mortgagee that has first granted the Section 219 Covenant contained herein priority, in form and substance satisfactory to the City, over its mortgage).

8.9 Owner's Representations. The Owner represents and warrants to and covenants and agrees with the City that:

(a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal and beneficial interests in the title to the Lands with the interests in land created hereby;

(b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal and beneficial interests in the title to the Lands;

(c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

(d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

8.10 Enurement. This Agreement will enure to the benefit of and be binding upon the City and its successors and assigns, and this Agreement will enure to the benefit of and be binding upon the Owner and its successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement on the Forms C or D which are a part hereof.

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority instrument:

(a) "Existing Charges" means the Mortgage registered under number CB721346 and the Assignment of Rents registered under number CB721347;

(b) "Existing Chargeholder" means The Bank of Nova Scotia;

(c) "New Charges" means the Housing Agreement and Section 219 Covenant contained in the attached Terms of Instrument - Part 2; and

(d) words capitalized in this instrument, not otherwise defined herein, have the respective meanings ascribed to them in the attached Terms of Instrument - Part 2.

For $10 and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

(i) consents to the Owner granting the New Charges to the City; and

(ii) agrees with the City that the New Charges charge the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

EXPLANATION

Authorization to enter into a Housing Agreement
Re: 5238 – 5262 Granville Street and 1495 West 37th Avenue

After the public hearing on January 15, 2025, Council approved in principle the land owner's application to rezone the above noted property from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, subject to, among other things, a Housing Agreement being entered into by the City and the land owner, on terms satisfactory to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services. The Housing Agreement was accepted and executed by the applicant, and the City now seeks enactment of a By-law as contemplated by section 565.2 of the Vancouver Charter, to authorize such Housing Agreement and to authorize the City to enter into the Housing Agreement with the land owner.

Director of Legal Services
March 31, 2026

BY-LAW NO.

A By-law to enact a Housing Agreement for 5238 – 5262 Granville Street and 1495 West 37th Avenue

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council authorizes the City to enter into a Housing Agreement with the owner of certain lands described as:

011-042-176	Lot 2 Block 891 District Lot 526 Plan 5887
011-042-192	Lot 3 Block 891 District Lot 526 Plan 5887
011-042-222	Lot 4 Block 891 District Lot 526 Plan 5887

in substantially the form and substance of the Housing Agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026.

_____
Mayor

_____
City Clerk

LTSA Land Title Act

Charge

General Instrument – Part 1

1. Application

Sampson Davie Fane Volpiana LLP **Barristers and Solicitors** **Suite 1100 - 355 Burrard Street** **Vancouver BC V6C 2G8** **604.343.1930**	1284-24-1531 G37 - Housing Agreement and Building Use Covenant (Rental Housing) Liza Volpiana / Julia Angus

2. Description of Land

PID/Plan Number	Legal Description
011-042-192	**LOT 3 BLOCK 891 DISTRICT LOT 526 PLAN 5887**
011-042-222	**LOT 4 BLOCK 891 DISTRICT LOT 526 PLAN 5887**
011-042-176	**LOT 2 BLOCK 891 DISTRICT LOT 526 PLAN 5887**

3. Nature of Interest

Type	Number	Additional Information
COVENANT		**Entire Agreement**
PRIORITY AGREEMENT		**Granting the Covenant registered with one registration number less than this Priority Agreement priority over Mortgage CB2235809 and Assignment of Rents CB2235810 in favour of The Bank of Nova Scotia.**

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

GRANVILLE STREET G37 NOMINEE INC., NO.BC1520796

THE BANK OF NOVA SCOTIA, AS TO PRIORITY

6. Transferee(s)

CITY OF VANCOUVER
453 WEST 12TH AVENUE
VANCOUVER BC V5Y 1V4

7. Additional or Modified Terms

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8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
JENIECE THOMPSON *Commissioner for Taking Affidavits for British Columbia* Commission Expiry: August 31, 2027 2400 – 320 Granville Street Vancouver, BC V6C 1S9 604-262-9800	YYYY-MM-DD 2026-03-17	**GRANVILLE STREET G37 NOMINEE INC.** By their Authorized Signatory **MICHAEL MACKAY**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**THE BANK OF NOVA SCOTIA** By its Authorized Signatory(ies): **NAME:** **NAME:**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**GRANVILLE STREET G37 NOMINEE INC.** By their Authorized Signatory **MICHAEL MACKAY**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
LILLIANA KANG A Commissioner for Taking Affidavits for British Columbia 34th Floor, 650 West Georgia Street Vancouver, BC V6B 4N7 Commission Expiry Date: December 31, 2028	YYYY-MM-DD 2026-03-18	**THE BANK OF NOVA SCOTIA** By its Authorized Signatory(ies): **NAME:** JENNY FENG Director, Real Estate Banking The Bank of Nova Scotia **NAME:**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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Land Title Act

Charge

General Instrument – Part 1

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
	YYYY-MM-DD	**CITY OF VANCOUVER** By its Authorized Signatory(ies): **NAME:** **NAME:**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996, c 250, that you certify this document under section 168.41 (4) of the Act, and that an execution copy, or a true copy of that execution copy, is in your possession.

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TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND BUILDING USE COVENANT
RENTAL HOUSING

5238 - 5262 Granville Street and 1495 West 37th Avenue

WHEREAS:

A. It is understood and agreed that this instrument and Agreement will be read as follows:

I. the Transferor, GRANVILLE STREET G37 NOMINEE INC., is called the "**Owner**", as more particularly defined in Section 1.1(q); and

II. the Transferee, CITY OF VANCOUVER, is called the "**City**" or the "**City of Vancouver**" when referring to corporate entity continued under the *Vancouver Charter*, and "**Vancouver**" when referring to geographic location;

B. The Owner is the registered owner of the Lands;

C. The Owner made an application to rezone the Lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District (the "**Rezoning**") to permit the development of a residential rental building in accordance with the *Secured Rental Policy* (SRP) and, after a public hearing to consider the rezoning application, the rezoning application was approved by City Council in principle, subject to, among other things, fulfilment of the following condition prior to enactment of the rezoning by-law (the "**Rezoning By-law**"):

"2.4 *Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's Secured Rental Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.*

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.", and

D. The Owner is entering into this Agreement to satisfy the foregoing conditions.

NOW THEREFORE THIS AGREEMENT WITNESSES that for good and valuable consideration (the receipt and sufficiency of which the parties hereby acknowledge and agree to) the Owner and the City, pursuant to Section 565.2 of the *Vancouver Charter* and to Section 219 of the *Land Title Act*, agree as follows in respect of the use of the Lands and the New Building:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 **Definitions.** Terms defined in this Section 1.1, unless specifically otherwise provided in this Agreement, will have the following meanings:

(a) "**Agreement**" means this housing agreement and building use covenant, including the foregoing recitals and all schedules hereto;

(b) "**Building Permit**" means any building permit issued by the City authorizing the building of a New Building as contemplated by the Development Permit;

(c) "**City**" and "**City of Vancouver**" have the meaning ascribed to those terms in Recital A(ii);

(d) "**City Manager**" means the chief administrator from time to time of the City and her successors in function and their respective nominees;

(e) "**City Personnel**" means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors and volunteers of the City;

(f) "**Development**" means the development on the Lands described in Recital C and approved by a Development Permit;

(g) "**Development Permit**" means any development permit issued by the City authorizing the development of any portion of the Lands contemplated by the Rezoning By-law;

(h) "**Director of Legal Services**" means the chief administrator from time to time of the City's Legal Services Department and her/his successors in function and their respective nominees;

(i) "**Dwelling Unit**" has the meaning set out in the *Zoning and Development By-law*, as may be amended or replaced from time to time;

(j) "**Effective Date**" means the date as of which this Agreement has been executed by all parties to it;

(k) "**General Manager of Planning, Urban Design and Sustainability**" means the chief administrator from time to time of the City's Planning, Urban Design and Sustainability Department and her/his successors in function and their respective nominees;

(l) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c. 250, as may be amended or replaced from time to time;

(m) "**Lands**" means the parcel of land situate in Vancouver, British Columbia, and legally described in Item 2 of the General Instrument - Part 1, and includes any parcels into which such land is consolidated or further subdivided;

(n) **"Losses"** means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, judgements, builders liens, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever;

(o) **"New Building"** means any new building or structure to be built on the Lands and any building or structure on the Lands being renovated, upgraded or refurbished as contemplated by any Development Permit, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by any Development Permit;

(p) **"Occupancy Permit"** means a permit issued by the City authorizing the use and occupation of any New Building, development or partial development on the Lands issued after the Effective Date;

(q) **"Owner"** means the registered owner of the Lands as of the Effective Date, namely GRANVILLE STREET G37 NOMINEE INC., and its successors and permitted assigns;

(r) **"Owner's Personnel"** means any and all of the contractors, subcontractors, employees, agents, licensees, invites and permittees of the Owner;

(s) **"Related Person"** means, where the registered or beneficial owner of the Rental Housing Units is:

(i) a corporation (as that term is defined in the *Business Corporations Act*, S.B.C. 2002, c. 57), then a Related Person is:

(A) an officer, director or shareholder of such corporation or of another entity which is a shareholder of such corporation; or

(B) the spouse, parent, child, sibling, niece or nephew of any such officer, director or shareholder referred to in paragraph (A); and

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece or nephew of such individual;

(t) **"Rental Housing"** means a Dwelling Unit which is not occupied by the registered or beneficial owner of the same or by a Related Person, but which is made available by such owner to the general public, at arm's length, for use as rental accommodation, excluding Seniors Supportive or Assisted Housing (as defined in the *Zoning and Development By-law*), on a month-to-month basis or longer in accordance with this Agreement, reasonably prudent landlord-tenant practices for rental residential accommodation and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

(u) **"Rental Housing Units"** has the meaning ascribed to that term in Section 2.1(c), and **"Rental Housing Unit"** means any one of them;

(v) **"Replacement Rental Housing Unit"** has the meaning ascribed to that term in Section 2.1(c) and **"Replacement Rental Housing Units"** means all of such units;

(w) ***"Residential Tenancy Act"*** means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as may be amended or replaced from time to time;

(x) **"Rezoning"** means the rezoning of the Lands as described in Recital C;

(y) **"Rezoning By-law"** has the meaning ascribed to it in Recital C;

(z) **"Term"** means the term of this Agreement, which will commence on the Effective Date and will end on the later of:

(i) the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building; and

(ii) the date as of which the New Building is demolished or substantially destroyed;

(aa) **"Vancouver"** has the meaning ascribed to that term in Recital A(ii);

(bb) ***"Vancouver Charter"*** means the *Vancouver Charter*, S.B.C. 1953, c. 55, as may be amended or replaced from time to time; and

(cc) ***"Zoning and Development By-law"*** means the City's *Zoning and Development By-law* No. 3575, as amended or replaced from time to time.

1.2 **Interpretation.** In this Agreement:

(a) *Party*. Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) *Singular; Gender*. Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa, as the context or the parties so require.

(c) *Captions and Headings*. The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.

(d) *References*. References to the or this "Agreement" and the words "hereof" "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Section, subsection or other subdivision is a reference to the designated Recital, Section, subsection or subdivision hereof.

(e) *Governing Law*. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia. Any reference to a statute is to the statute and its regulations

in force on the Effective Date and to subsequent amendments to or replacements of the statute or regulations.

(f) *Legislation.* Any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statutes, by-laws and regulations.

(g) *Time*. Time will be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time will be local Vancouver, British Columbia time.

ARTICLE 2
RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1 **Use of Lands.** The Owner covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the New Building, that:

(a) throughout the Term, the Lands and the New Building will not be used in any way that is inconsistent with the terms of this Agreement;

(b) when and if it carries out the development on the Lands after the Effective Date, it will construct, fit and finish, at its sole cost and expense, the New Building containing not less than the number of Dwelling Units approved in the Development Permit, in accordance with this Agreement, the Development Permit, the Building Permit and all applicable City by-laws and policies, all to the satisfaction of the City;

(c) when the New Building is completed and an Occupancy Permit has been issued and thereafter throughout the Term, all of the Dwelling Units in the New Building will be used only for the purpose of providing Rental Housing (the "**Rental Housing Units**") in accordance with the terms of this Agreement, and if the New Building is damaged, destroyed or demolished before the 60 year anniversary of the issuance of the final Occupancy Permit for the New Building, then then it will promptly take all steps reasonably necessary to enable it to repair the New Building or build a replacement building or buildings on the Lands, which repaired or replacement building(s) on the Lands (together with any remaining undestroyed or undemolished building) will also contain: (i) not less than the same number of replacement Rental Housing Units as the New Building formerly contained; and (ii) the same family mix as required in the issued Development Permit for the original New Building, which replacement Rental Housing Units will also be used only for the purpose of providing Rental Housing (each such replacement Rental Housing Unit hereinafter referred to as a "**Replacement Rental Housing Unit**"), in accordance with the terms of this Agreement and the applicable by-laws of the City and which Replacement Rental Housing Units will be subject, for the remaining duration of the Term, to the same use restriction as the Rental Housing Units are pursuant to this Agreement;

(d) throughout the Term, it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit (or Replacement

Rental Housing Unit, as applicable) for a term of less than 90 consecutive days at a time;

(e) throughout the Term, except by way of a tenancy agreement to which the *Residential Tenancy Act* applies, it will not suffer, cause or permit, beneficial or registered title to any Rental Housing Unit (or Replacement Rental Housing Unit, as applicable) to be sold or otherwise transferred unless title to every one of the Rental Housing Units (or Replacement Rental Housing Units, as applicable) is sold or otherwise transferred together and as a block to the same legal or beneficial owner, as applicable, and subject to Section 6.7;

(f) throughout the Term, it will not suffer, cause or permit, the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, to be subdivided, whether by subdivision plan, strata plan or otherwise, without the prior written consent of the Director of Legal Services which consent may be arbitrarily withheld; provided, however, the Owner may, without obtaining any such consent, subdivide the Lands by strata plan or airspace subdivision plan so long as all of the Rental Housing Units are contained within one strata lot or one airspace parcel, respectively;

(g) throughout the Term, that any sale of any Rental Housing Unit (or Replacement Rental Housing Unit, as applicable) in contravention of the covenant in Section 2.1(e), and any subdivision of the Lands or the New Building (or any replacement building(s) on the Lands, as applicable) or any part thereof, in contravention of the covenant in Section 2.1(f), will in each case be of no force or effect, and the City will be entitled to the cancellation of the registration of any offending transfer of title or plan, as the case may be, at the Owner's expense;

(h) throughout the Term, it will keep and maintain the New Building and all parts thereof in good repair and in a safe, clean, neat and tidy condition, to the standard of a reasonable and prudent owner of similar buildings, reasonable wear and tear excepted;

(i) if the New Building, or any part thereof, is damaged during the Term, it will promptly restore and repair the same whenever and as often as damage occurs, to a state and condition that is equal to or greater than the state and condition thereof as existed before such damage occurred, reasonable wear and tear excepted; and

(j) throughout the Term, it will insure, or cause to be insured, the New Building to the full replacement cost against perils normally insured against in Vancouver by reasonable and prudent owners of similar buildings and lands.

ARTICLE 3
ENFORCEMENT

3.1 This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it shall be entitled to court costs on a solicitor and own client basis.

ARTICLE 4
RELEASE AND INDEMNITY

4.1 **Release and Indemnity.** Subject to Section 4.2, the Owner hereby:

(a) will not make any claims against the City or City Personnel and releases and discharges the City and all City Personnel from and against all Losses which may arise or accrue to the Owner in connection with this Agreement, including without limitation:

(i) by reason of the City or City Personnel:

(A) reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

(B) performing any work in accordance with the terms of this Agreement or requiring the Owner to perform any work pursuant to this Agreement;

(C) withholding any permit pursuant to this Agreement; or

(D) exercising any of its rights under any Section 219 Covenant or other right granted to the City pursuant to this Agreement; or

(ii) that otherwise arise out of, or would not have been incurred but for this Agreement,

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel, except to the extent that such Losses are the result of any gross negligence or wrongful intentional acts by the City or City Personnel; and

(b) covenants and agrees to indemnify and save harmless the City and City Personnel, from and against all Losses which may arise or accrue to any person, firm or corporation against the City or any City Personnel or which the City or any City Personnel may pay, incur, sustain or be put to, by reason of or which could not have been sustained "but for" any of the following:

(i) this Agreement;

(ii) the City or City Personnel:

(A) reviewing, accepting or approving the design, specifications, materials and methods for construction of the New Building or any part thereof;

(B) withholding any permit pursuant to this Agreement;

(C) performing any work in accordance with the terms of this Agreement or requiring the Owner to perform any work pursuant to this Agreement; or

(D) exercising any of its rights under any Section 219 covenant, Vancouver Charter Section 562.2 housing agreement or other right granted to the City pursuant to this Agreement; or

(iii) any negligent act or omission or wilful misconduct of the Owner or any of the Owner's Personnel in connection with the observance and performance of the obligations of the Owner under this Agreement; or

(iv) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement,

whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of the City or the City Personnel, except to the extent that such Losses are the result of any gross negligence or wrongful intentional acts by the City or City Personnel.

The indemnities in this ARTICLE 4 will be both personal covenants of the Owner and integral parts of the Section 219 Covenant granted in this Agreement.

4.2 **Conduct of Proceedings.**

(a) In the event that a claim is made against the City which, pursuant to the terms of this Agreement, requires the Owner to indemnify the City or City Personnel, then the City will give notice of such claim to the Owner and, subject to Section 4.2(b), the Owner will have the right, upon written notice to the City, to conduct the proceedings in defence of the claim.

(b) Section 4.2(a) will not apply and the City will have the right to conduct the defence of any claim described in Section 4.2(a) in the following circumstances:

(i) where the City Manager determines that the proper administration of the municipal government requires that decisions with respect to the claim be made by the City;

(ii) where the City Manager determines that the public interest requires that the matter be resolved in an open and public way; or

(iii) where, in the opinion of the City Manager, the claim is of a nature where decisions with respect to settling or defending it would create a precedent with respect to other existing or potential claims affecting or involving the City,

provided however that if the City wishes to settle any claim, the City will not do so without the prior consent of the Owner, which consent will not be unreasonably withheld. In conducting any defence or making any settlement, the City will act in a manner reasonably consistent with the manner in which the City would act in connection with the defence or settlement of claims, suits, demands, actions or proceedings which would not be indemnified against under the provisions of this Section 4.2(b).

(c) Regardless of whether the claim is being defended under Section 4.2(a) or Section 4.2(b), the party having conduct of the proceedings will, upon written

request of the other party, provide to the other party all information in its possession relating to the proceedings which may be properly disclosed at law. If the party not having conduct of the proceedings so requests in writing in a timely fashion, the party having conduct of the proceedings will join the other party as a third party to the proceedings.

4.3 **Survival of Release and Indemnities.** The release and indemnities in this ARTICLE 4 will remain effective, and survive any modification of, or partial release or release of the covenants created by this Agreement, and any termination of this Agreement, whether by fulfilment of the covenants contained in this Agreement or otherwise.

ARTICLE 5
NOTICES

5.1 **Notices.** All notices, demands or requests of any kind which one party may be required or permitted to give to the other in connection with this Agreement, will be in writing and will be given by registered mail or personal delivery, addressed as set forth below. Any such notice, demand or request will be deemed given:

(a) If to the City, addressed to:

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Attention: General Manager of Planning, Urban Design and Sustainability with a concurrent copy to the Director of Legal Services

(b) If to the Owner, addressed to:

Granville Street G37 Nominee Inc.
Suite 2400 - 320 Granville Street
Vancouver, British Columbia
V6C 1S9

Attention: Director

and any such notice, demand or request will be deemed given:

(c) if made by registered mail, on the earlier of the day receipt is acknowledged by the addressee or the third day after it was mailed, except when there is a postal service disruption during such period, in which case delivery will be deemed to be completed upon actual delivery of the notice, demand or request; and

(d) if personally delivered, on the date when delivered,

or to such other address in Canada as either party may specify in writing to the other party in the manner described above, provided that if and when the owner of the Land or any part thereof should change, in the absence of any such specification, then to the address as set out in the State of Title Certificate for that particular parcel of land.

ARTICLE 6
MISCELLANEOUS

6.1 **Agreement Runs With the Lands.** The covenants and agreements set forth herein on the part of the Owner will be covenants the burden of which will run with and will bind the Lands and will attach thereto.

6.2 **Agreement to be a First Charge.** The Owner agrees to cause, at its sole cost and expense, the registrable interests in land expressly agreed to be granted pursuant to this Agreement to be registered as first registered charges against the Lands, save only for any reservations, liens, charges or encumbrances:

(a) contained in any Crown grant respecting the Lands;

(b) registered against any of the titles to the Lands at the instance of the City, whether in favour of the City or otherwise, as a condition of any Development Permit; and

(c) which the Director of Legal Services has determined, in her sole discretion, may rank in priority to the registrable interests in land granted pursuant to this Agreement.

6.3 **Enforcement.** This Agreement may be enforced by mandatory and prohibitory orders of the court. In any action to enforce this Agreement if the City is entitled to court costs, it will be entitled to court costs on a solicitor and own client basis.

6.4 **Enurement.** This Agreement will enure to the benefit of and be binding upon the City and its successors and assigns, and this Agreement will enure to the benefit of and be binding upon the Owner and its successors and assigns.

6.5 **Further Assurances.** The Owner will execute such further and other documents and instruments and do such further and other acts as may be necessary to implement and carry out the provisions and intent of this Agreement including all acts necessary to ensure that this Agreement is noted on title to the Lands.

6.6 **Owner's Representations.** The Owner represents and warrants to and covenants and agrees with the City that:

(a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement and to bind all legal interests in the title to the Lands with the interests in land created hereby;

(b) upon execution and delivery of this Agreement and registration thereof, the interests in land created hereby will encumber all legal interests in the title to the Lands;

(c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

(d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual

or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

6.7 **Sale of Lands or New Building.**

(a) Prior to the sale or transfer of any legal or beneficial interest in the Lands and/or the New Building or any part thereof (other than the transfer of an interest in the Lands by way of mortgage), subject always to Sections 2.1(e) and 2.1(f), the Owner will cause the purchaser/transferee to enter into an assumption agreement with the City, in form and substance satisfactory to the Director of Legal Services, pursuant to which the purchaser/transferee will agree to be bound by all of the obligations, agreements and indemnities of the Owner under this Agreement. The provisions in this Section 6.7 will apply equally to all subsequent purchasers/transferees (other than the transfer of an interest in the Lands by way of mortgage).

(a) Subject to Section 6.7(a), neither the Owner nor any successor in title to the Lands shall be liable for breaches of or non-observance or non-performance of covenants herein occurring as the same relate to any portion of the Lands after it has ceased to be the registered owner of such portion of the Lands, but the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered owner of any portion of the Lands for all breaches of and non-observance and non-performance of covenants herein as the same relate to such portion of the Lands that occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered owner of such portion of the Lands.

6.8 **Severability.** All the obligations and covenants contained in this Agreement are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable; the balance of the obligations and covenants will remain and be binding.

6.9 ***Vancouver Charter.*** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter*, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

6.10 **Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City herein will be deemed to be in addition to and not, except as herein expressly stated, restrictive of the remedies of the City at law or in equity.

IN WITNESS WHEREOF the parties have executed this Agreement on the Forms C or D which are a part hereof.

CONSENT AND PRIORITY INSTRUMENT

In this consent and priority instrument:

(a) "**Existing Chargeholder**" means THE BANK OF NOVA SCOTIA;

(b) "**Existing Charges**" means the Mortgage registered under number CB2235809 and the Assignment of Rents registered under number CB2235810;

(c) "**New Charges**" means the Housing Agreement and Section 219 Covenant contained in the attached Terms of Instrument - Part 2; and

(d) words capitalized in this instrument, not otherwise defined herein, have the respective meanings ascribed to them in the attached Terms of Instrument - Part 2.

For $10 and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder:

(i) consents to the Owner granting the New Charges to the City; and

(ii) agrees with the City that the New Charges charge the Lands in priority to the Existing Charges in the same manner and to the same effect as if the Owner had granted the New Charges, and they had been registered against title to the Lands, prior to the grant or registration of the Existing Charges or the advance of any money under the Existing Charges.

To witness this consent and priority instrument, the Existing Chargeholder has caused its duly authorized signatories to sign the attached General Instrument - Part 1.

END OF DOCUMENT

EXPLANATION

A By-law to amend the Sign By-law
Re: 800 Commercial Drive

At the Public Hearing on July 25, 2024, Council resolved to amend the Sign By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

800 Commercial Drive

BY-LAW NO.

A By-law to amend Sign By-law No.11879

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sign By-law No. 11879.

2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"

800 Commercial Drive	CD-1(919)	14625	C-2

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend Noise Control By-law No. 6555
Re: 800 Commercial Drive

Following the Public Hearing on July 25, 2024, Council resolved to amend the Noise Control By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

800 Commercial Drive

BY-LAW NO. _____

A By-law to amend
Noise Control By-law No. 6555

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.

2. Council amends Schedule B (Intermediate Zone) by adding the following:

"

919	14625	800 Commercial Drive

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend the Sign By-law
Re: 2096 West Broadway and 2560-2576 Arbutus Street

At the Public Hearing on July 25, 2024, Council resolved to amend the Sign By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

2096 West Broadway and
2560-2576 Arbutus Street

BY-LAW NO.

A By-law to amend Sign By-law No.11879

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sign By-law No. 11879.

2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"

2096 West Broadway and 2560-2576 Arbutus Street	CD-1(914)	14564	C-2

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend Noise Control By-law No. 6555
Re: 2096 West Broadway and 2560-2576 Arbutus Street

Following the Public Hearing on July 25, 2024, Council resolved to amend the Noise Control By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

2096 West Broadway and
2560-2576 Arbutus Street

BY-LAW NO.

A By-law to amend
Noise Control By-law No. 6555

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.

2. Council amends Schedule B (Intermediate Zone) by adding the following:

"

914	14564	2096 West Broadway and 2560-2576 Arbutus Street

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend the Sign By-law
Re: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

At the Public Hearing on June 23, 2022, Council resolved to amend the Sign By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

450-496 Prior Street,
550 Malkin Avenue and
1002 Station Street

BY-LAW NO.

A By-law to amend Sign By-law No.11879

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sign By-law No. 11879.

2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"

450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street	CD-1(915)	14566	C-2

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to amend Noise Control By-law No. 6555
Re: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

Following the Public Hearing on June 23, 2022, Council resolved to amend the Noise Control By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

450-496 Prior Street,
550 Malkin Avenue and
1002 Station Street

BY-LAW NO.

A By-law to amend
Noise Control By-law No. 6555

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.

2. Council amends Schedule A (Activity Zone) by adding the following:

"

915	14566	450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

EXPLANATION

A By-law to amend Subdivision By-law No. 5208
Re: 1110-1160 West King Edward Avenue

Enactment of the attached By-law will delete 1110-1160 West King Edward Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of June 19 and 24, 2025 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
March 31, 2026

1110-1160 West King Edward Avenue

BY-LAW NO.

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

(a) Lot 3 Block 674 District Lot 526 Plan 5767; PID 011-073-951;
(b) Lot 4 Block 674 District Lot 526 Plan 5767; PID 011-073-969;
(c) Lot 4A Block 674 District Lot 526 Plan 5767; PID 011-073-977;
(d) Lot 5 Block 674 District Lot 526 Plan 5767; PID 011-073-985; and
(e) Lot 5A Block 674 District Lot 526 Plan 5767; PID 011-073-993.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law

The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

1110-1160 West King Edward Avenue	map: 1 of 1 scale: NTS	↑

City of Vancouver

EXPLANATION

A By-law to adopt the Vancouver Official Development Plan

After a Public Hearing held on March 10 and March 11, 2026, Council resolved to adopt the Vancouver Official Development Plan By-law in accordance with the Vancouver Charter. The Vancouver Official Development Plan sets out a long-term policy for land use and development city-wide and is a significant planning document. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

BY-LAW NO. _____

A By-law to adopt the Vancouver Official Development Plan

WHEREAS:

A. Council has referred the by-law for comment to the Board of the Metro Vancouver Regional District.

B. Council has considered applicable provincial guidelines related to transit-oriented areas.

C. Council has considered the proposed interim official development plan in conjunction with:
   (i) financial planning documents and policies it deems relevant, including:
      - recent annual budgets (2025 and 2026 annual budgets);
      - most recent capital plan (2023-2026 Capital Plan, and 2023-2026 Capital Plan Mid-term Update);
      - financing growth updates (2023-2032 Development Cost Levy Update, 2025 reports on Supporting Development Viability and Unlocking New Housing Supply); and
   (ii) any waste management plan under Part 3 [Municipal Waste Management] of the Environmental Management Act that is applicable in the city, including:
      - Metro Vancouver's Integrated Solid Waste and Resource Management Plan (2010), and
      - Metro Vancouver's Integrated Liquid Waste Management Plan (2011).

D. Council has considered the most recent housing needs report received by the Council, and the housing information on which the report is based.

E. Council has specifically considered whether consultation regarding this By-law is required with:
   (i) the Metro Vancouver Regional District;
   (ii) the council of any municipality that is adjacent to the area covered by the plan;
   (iii) First Nations;
   (iv) boards of education and greater boards;
   (v) the Provincial and federal governments and their agencies.
   And whether opportunities for consultation with one or more of the persons, organizations and authorities, if required, should be early and ongoing.

F. Council has consulted with the Agricultural Land Commission.

G. Council has consulted with the Boards of Education regarding the Official Development Plan adopted by this By-law and has sought its input as to the matters set out in section 562.1(2) of the Vancouver Charter.

H. Council has held a Public Hearing on this By-law and the Official Development Plan.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council adopts the Vancouver Official Development Plan, attached to this By-law as Schedule A.

2. Schedule A forms part of this By-law.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

SCHEDULE A

Vancouver **Official Development Plan**

CITY OF VANCOUVER

Adopted by By-law No. 00000

Adoption Date:

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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), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation). 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.**

PART 1:
INTRODUCTION AND OVERVIEW

Summer in a Vancouver Park (Source: City of Vancouver)

THE VANCOUVER OFFICIAL DEVELOPMENT PLAN

The Vancouver Official Development Plan (ODP) is a statutory land use plan guiding growth and change over the next 30 years and beyond. It establishes a unified vision for the future land use of the city, with supportive policies that will help Vancouver become a more livable, affordable, and sustainable city with a strong economy where people and nature thrive. A city that is inclusive, diverse, and works for everyone. The Vancouver ODP sets a clear path forward to achieve shared goals in an increasingly complex future.

The City also has a number of other guiding city-wide strategies and frameworks that implement and are aligned with the Vancouver ODP, like those for affordable housing, transportation, climate change, arts and culture, healthy communities, reconciliation, equity, and resilience. The Vancouver ODP does not fully incorporate these plans and strategies. Instead, it includes key components that require land use policies to advance their goals and objectives. The ODP also provides the overall context for developing new complementary plans, policies, and regulations.

What is a city-wide Official Development Plan?

The *Vancouver Charter* requires the City to adopt a city-wide Official Development Plan (ODP), and specifies what must be included. The city-wide ODP is primarily a land use plan:

- directing the location, type, and intensity of different types of land uses, such as residential, mixed-use, industrial, and institutional;
- establishing a vision for the transportation network for the movement of people and goods;
- identifying the type, extent, and location of parks, open space and natural areas, and establishing a vision for a connected ecological network;
- informing the planning of infrastructure and amenities needed to serve growth; and
- detailing consistency with the *Regional Growth Strategy* through a Regional Context Statement.

The creation of *Vancouver Plan* (approved in 2022) helped establish the vision, land use strategy, and policy directions for guiding Vancouver's growth over the coming decades. To advance this framework into a statutory plan with parcel-based designations, *Vancouver Plan* was rescinded and replaced by the Vancouver ODP. Vancouver also has topic- and area-specific ODPs, which will remain through an interim period, and be repealed and integrated into the Vancouver ODP or other policies and regulations as appropriate, by June 30, 2030.

1. CONTEXT AND OPPORTUNITY

Our strengths

Located on the traditional, unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Peoples, Vancouver is known for its beautiful natural setting, strong economy, diverse communities, and vibrant neighbourhoods.

Economically Strong – Vancouver is the economic engine of BC with globally recognized strengths in many sectors including tech, film/television, climate solutions, life sciences, tourism, arts, and culture. The city includes the province's two largest business districts, Canada's largest port, and a strong retail sector with well-loved shopping streets. This diversified economy provides a strong and resilient foundation for Vancouver businesses and residents.

Culturally Vibrant – Vancouver is the centre of arts and culture with more than 11,200 professional artists living in the city. Vancouver is home to a higher concentration of artists per capita than any other major Canadian city (Census, 2021).

Socially Diverse – Socially, racially, and ethnically diverse people and communities have instilled a flourishing array of cultures, traditions, customs, languages, landmarks, and tangible and intangible heritage elements from across the globe, enriching the city with unique and recognizable qualities. Fifty-five percent of Vancouverites are racialized (i.e., visible minority in Canadian Census) and 44 percent of people have languages other than English as their mother tongue (Census, 2021).

Convenient Transit – Convenient transit improves sustainability, air quality, and healthy living. Eighty-three percent of residents live close to a transit route with service that comes at least once every 15 minutes and 49 percent of residents live close to a RapidBus stop or SkyTrain station (Census, 2021, City of Vancouver, 2025). This convenience reduces the need for private vehicle trips and increases transit ridership. With this connectivity, approximately 40 percent of all transit trips in the region take place in Vancouver (TransLink, 2023).

Green Access – Ninety-nine percent of residents live within a 10-minute walk of a park or green space. Vancouver is home to 726.5 hectares of natural areas and has one of the most accessible park systems in North America.

Locational Advantages – Vancouver is a coastal seaport with a mild climate located close to many significant regional assets including the North Shore Mountains, large regional parks like Pacific Spirit Park, and an international airport, and has Canada's largest and most diversified port.

There is a lot to love about Vancouver. While the city is often praised for its natural setting and global leadership, it is the people and their cultures, stories, and lived experiences that bring life to the city and make it a highly desirable place to live, work, and visit.

Hot+Noisy Chinatown Majong Social (Source: City of Vancouver)

Our challenges

Despite Vancouver's unparalleled advantages, our city and its residents struggle with critical, immediate issues.

Housing Affordability – Like many North American cities, housing affordability is our biggest challenge. According to the 2021 Census, over 30 percent of renter households pay more than 30 percent of their income on rent and home ownership is not within reach for most residents who do not already own property. More than 2,700 people experience homelessness in the city (Homelessness Services Association of BC and Lu'ma Native Housing Society, 2025) and approximately 6,500 more are on the precarious edge of homelessness (City of Vancouver, 2023).

Climate Emergency – The climate is rapidly changing and by 2050 Vancouver can expect to experience longer, hotter, drier summers, sea level rise, and heavier rainstorms with increased flooding. These changes in climate will have significant impacts on residents, businesses, buildings, and infrastructure alike and require new municipal responses and investments not previously contemplated.

Economic Pressures – Vancouver continues to be the preferred location for employers in the region but more than half of the city's jobs are located on only 10 percent of the land, putting employment lands under tremendous pressure. This competition for space means rising commercial and industrial rents in high demand areas.

Overdose Crisis – People in Vancouver continue to be severely impacted by the mix of long-standing mental health and public health crises and an increasingly potent and toxic drug supply. The COVID-19 pandemic resulted in a substantial increase in the number of people dying from drug poisoning which has persisted to today, with 521 lives lost in Vancouver in 2024 (BC Coroners Service, 2024). Indigenous Peoples continue to be disproportionately impacted due to the impacts of ongoing systemic racism and colonization.

Underutilized Neighbourhoods – As of 2025, low-density residential areas consume about 65 percent of the residentially zoned land while only providing for approximately 35 percent of the population (BC Assessment, 2025; Census, 2025; City of Vancouver, 2025). More than one-third of residential neighbourhoods do not have enough people living in them to support local businesses. Nearly half of Vancouver residents live in neighbourhoods without walkable access to daily needs such as food and services, with some neighbourhoods experiencing population decrease. Nevertheless, these neighbourhoods possess a wealth of parks, community centres, libraries, schools, and leafy green streets able to accommodate new residents.

Limited Fiscal Resources – Vancouver, like other Canadian cities, offers a broad range of services, but also has increasing pressure on its limited revenue sources to maintain, renew, and expand the infrastructure, services, and amenities that residents want and need to support livability and quality of life.

High Risk for Earthquakes – Hundreds of small earthquakes occur in the region every year, and while most go unnoticed, a major earthquake is inevitable in our future. Of the city's 90,000 buildings, over half were built prior to 1974 and have no seismic resisting structural systems. This means the city's buildings, residents, and workers are highly vulnerable to the impacts of an earthquake event.

Safety and Belonging – One in four Metro Vancouver residents report feeling lonely and many people in the city struggle with isolation at least some of the time, impacting their well-being, health, and sense of belonging. This has a personal cost and places additional burdens on our healthcare and social service sectors (SPEAK survey, 2023). Additionally, nearly six in 10 Vancouverites report a weak sense of belonging and worsening mental health. Exacerbating this, hate crime incidents increased substantially during the pandemic and have remained high, further isolating communities who are racialized and who experience a disproportionate impact of violence (BC Stats, 2024).

These are significant problems that require complex and varied solutions. A 'status quo' approach to planning will not solve these problems. To create a more equitable city that responds to the challenges of our time, the Vancouver ODP strikes a new approach.

Introduction to the local Nations and relationship to present-day Vancouver

This place is the unceded and ancestral homelands of the həńq̓əmińəm and Sḵwx̱wú7mesh speaking Peoples, the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh). The territory known as Vancouver is part of their traditional lands.

Since time immemorial, through the designation of Musqueam's Indian Reserve land, and to present day, Musqueam's community members have resided on their reserve lands and off reserve within present day Vancouver. The *Vancouver Charter* references the geography of Musqueam's reserve lands, and Musqueam members are eligible voters for City of Vancouver elections. This longstanding history with one another has established a unique government-to-government relationship, including collaboration for municipal/community services. More recently, the Squamish Nation have designated reserve lands located within the City of Vancouver's boundaries. The City is embarking on a new relationship with the Squamish Nation of sharing municipal/community services.

As Aboriginal title holders, Musqueam, Squamish, and Tsleil-Waututh have unique rights with respect to governance, self-determination and other rights of sovereign Indigenous Nations. In the local Nation's own words, excerpts from the websites of each Nation are shared to affirm the visibility and voice of Musqueam, Squamish, and Tsleil-Waututh in the work of building better relationships and futures on their lands.

Musqueam, Squamish, and Tsleil-Waututh artists (right to left) featured on skyframes in sθəqəlxenəm ts'exwts'áxwi7. Artists featured are Kitty Guerin (Musqueam), Ray Natraoro, a.k.a Ses Siyam (Squamish), and Candace Thomas (Tsleil-Waututh). (Source: City of Vancouver)

Musqueam Indian Band | xʷməθkʷəy̓əm

"We are traditional həńq̓əmińəḿ speaking people. Today, we are a strong, growing community of over 1,300 members. Many of our members live on a small portion of our traditional territory, known as the Musqueam Indian Reserve, located south of Marine Drive near the mouth of the Fraser River. We have always moved throughout our territory using the resources it provides for fishing, hunting, trapping and gathering. We remain distinct and our cultural practices are strong, despite the devastating impacts of residential schools, colonial laws banning our ceremonies, and other attempts to assimilate our people. Our lands and waters continue to support our cultural and economic practices while serving as a source of knowledge and memory, encoded with our teachings and laws." **(musqueam.bc.ca)**

Squamish Nation | Sḵwx̱wú7mesh Úxwumixw

"Sḵwx̱wú7mesh Úxwumixw traditional territory is located in the Lower Mainland region of British Columbia. . . . The territory of the Squamish People includes the Burrard Inlet, English Bay, False Creek, and Howe Sound watersheds. . . . Our historical links to these lands and waters are numerous. Squamish place names exist throughout the territory. In many instances, a location has particular meaning to our people because of the existence of oral traditions that served to explain that place in the Squamish universe and in our relationship to the land. In addition, the land bears witness to the settlements, resource sites, and spiritual and ritual places of our ancestors, including villages, hunting camps, cedar bark gathering areas, rock quarries, clam processing camps, pictographs and cemeteries. Some of these village sites date back 3000 years." **(squamish.net)**

Tsleil-Waututh Nation | səlilwətaɬ

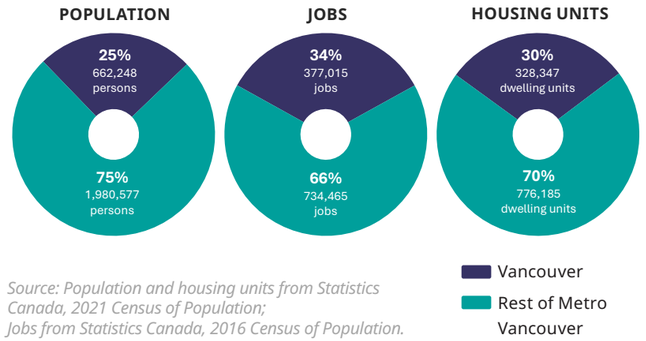
"Tsleil-Waututh First Nation: We are the Tsleil-Waututh Nation, "People of the Inlet." According to archaeological evidence and our oral history, Tsleil-Waututh people have lived in this Traditional Territory for thousands of years. Burrard Inlet sustains us with food, a place to live, spectacular natural beauty. Our ancestors travelled throughout the territory, keeping villages in different locations to live wherever seasonal resources were plentiful. Our lands and waters have shaped our culture and will be central to our way of life for generations to come. We will continue to put the face of the Tsleil-Waututh Nation back on our traditional territory, build capacity within our community, and participate on all levels—social, ecological, cultural, economic—in decision making within our lands." **(twnation.ca)**

Vancouver is the core of a growing region

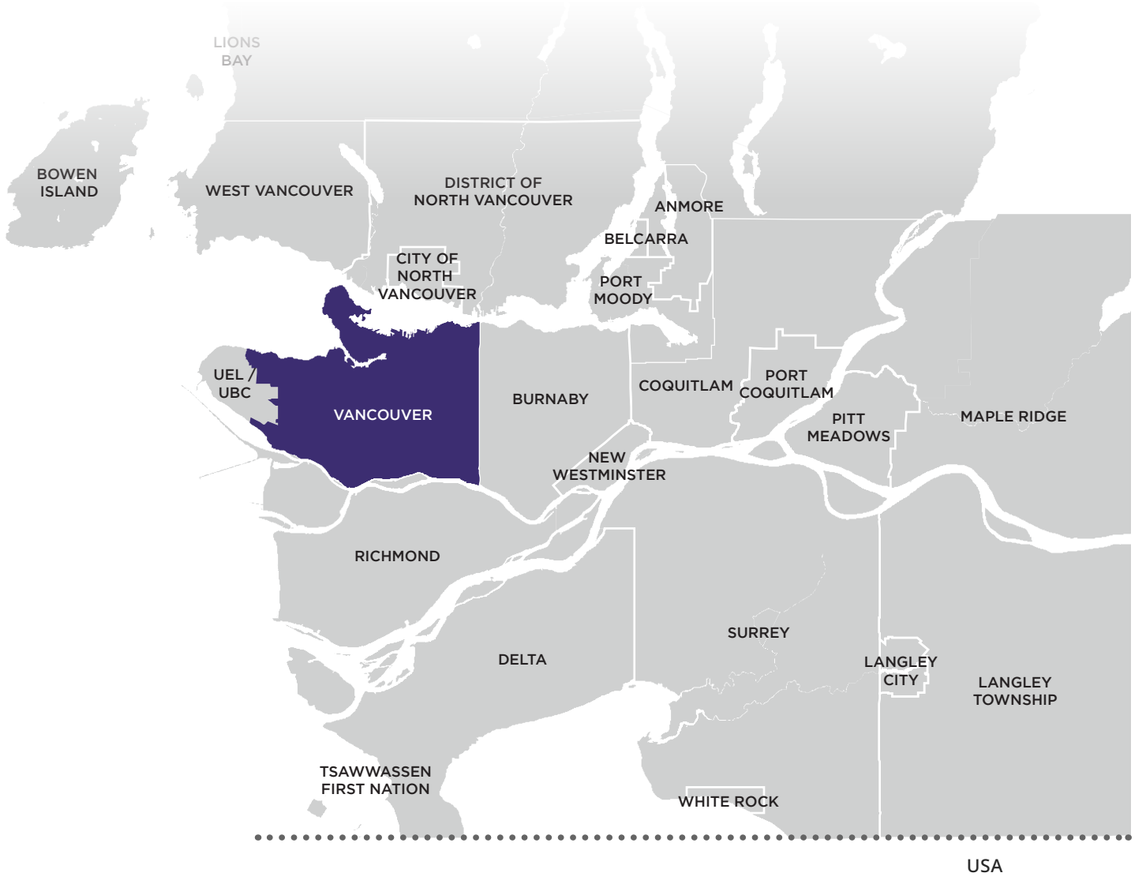
Vancouver is the economic and cultural centre of a dynamic, prosperous, and rapidly growing region. The region is anticipated to grow by about a million more people by 2050, with about half a million more jobs and homes. With a population of almost 3.1 million people, Metro Vancouver is the third largest metropolitan area in Canada, only behind Toronto and Montreal (Stats Canada, 2024).

Opposite: Figures showing population, jobs and housing units in Vancouver and the rest of the region. Below: Map showing Vancouver in the Metro Vancouver region.

Figure 1: Vancouver within the region



Source: Population and housing units from Statistics Canada, 2021 Census of Population; Jobs from Statistics Canada, 2016 Census of Population.



The Metro Vancouver Region

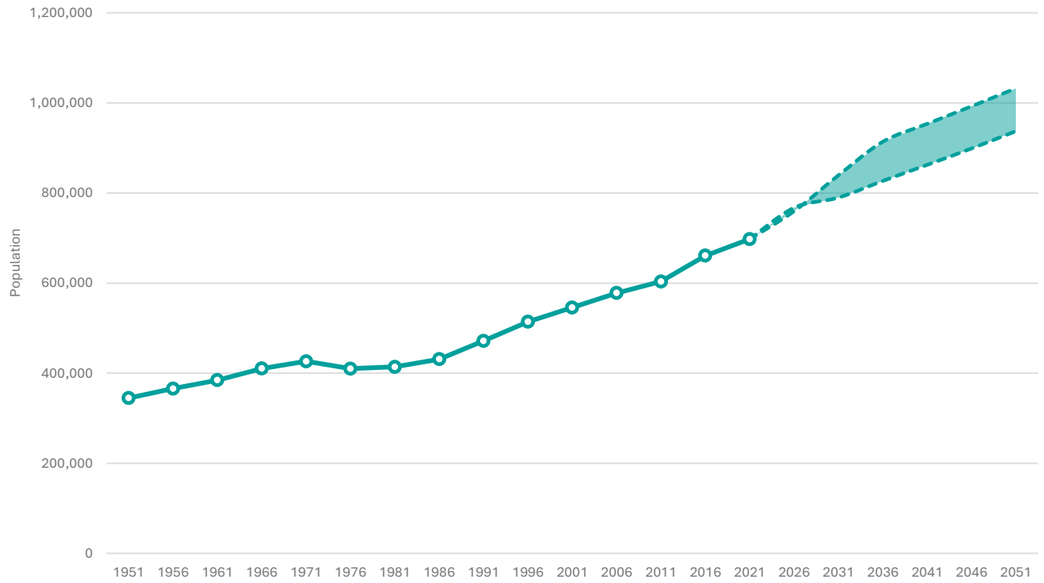
Vancouver is part of the Metro Vancouver region in BC, which is made up of a federation of 21 municipalities, one Electoral Area, and one Treaty First Nation. As a member municipality, the City of Vancouver supports the ***Metro Vancouver Regional Growth Strategy - Metro 2050,*** through the ***Regional Context Statement (RCS)***, included in the ODP in **Appendix A**. The RCS articulates how the Plan advances regional goals at the city level, and confirms consistency with the ***Regional Growth Strategy.***

As shown in **Figure 1**, Vancouver is home to approximately 25 percent of the region's total population, 34 percent of the jobs, and 30 percent of the total housing units (Census, 2016; 2021). Vancouver is expected to add about 240,000 more people (for a total population of about 998,000 people) and up to about 127,000 more jobs (for a total of about 619,000 jobs) by 2050 (City of Vancouver, 2026). How Vancouver manages its growth has important implications for its residents and the region.

Vancouver is expected to continue its role as the largest regional job centre and a hub for new immigration. Vancouver is the preferred location for jobs, with 63 percent of the region's office space located within the city (CBRE Research, Q4 2024). On average, 25 percent of immigrants coming to the region land in Vancouver (Census, 2021).

Over the coming years, there will be regular updates to population projections at the regional, sub-regional, and city level. These will be based on new data, changing trends, updated housing needs assessments, and job numbers. The City will continue to anticipate and respond to these changes throughout legislatively required ODP reviews and updates, as well as through ODP implementation and future area planning.

Figure 2: Estimated population growth in Vancouver



Source: Metro Vancouver Regional Planning Data, Statistics Canada, 1951-2021 Census of Population, 2011 National Household Survey Profile, City of Vancouver custom population and dwelling projections, 2025

Vancouver is a regional, provincial, national, and international leader

Beyond our central role in the region, Vancouver has demonstrated a strong track record of advancing innovative solutions to tackle issues and challenges faced by cities worldwide, including addressing past harms.

In 2014, Vancouver adopted the ***Reconciliation Framework*** with a long-term commitment of strengthening its relationship with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous partners. In 2022, Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver became the first intergovernmental partners in Canada and the world to collectively approve a local strategy on the ***United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP).***

In 2021, Council adopted the City's ***Equity Framework*** that further calls for an equity-oriented lens on all areas of City work. This framework has supported key initiatives like the ***Accessibility Strategy*** (2022), which guides the City in exceeding the requirements of the Accessible BC Act and advancing inclusive city-building and service delivery. All of this work is necessary and ongoing.

A city surrounded by forests, rivers, lakes, and oceans has led to the early adoption of a strong environmental ethos. This has been reflected in the creation of world-renowned local organizations like the David Suzuki Foundation and Greenpeace and leadership in sustainable city-building.

The City of Vancouver has a history of being recognized as a leader in municipal environmental sustainability, including bold climate action. From 1990 when Vancouver became the first city in North America to attempt to address climate change with its "Clouds of Change" report, to the most recent ***Climate Emergency Action Plan*** (2020), Vancouver's action on climate has been replicated and adopted by other governments locally and abroad. With the highest population density in Canada, Vancouver has long embraced compact urban forms, walkable neighbourhoods, and sustainable transportation modes as critical solutions to combat climate change and maximize livability.

Following the successes of Expo '86 and the 2010 Olympic Winter Games, Vancouver has consistently ranked as one of the most livable cities in the world, rated for its stability, healthcare, culture, environment, education, and infrastructure. As this desirability, and other factors, contributed to escalating housing costs, Vancouver responded with bold and progressive measures, including the creation of Canada's first Empty Homes Tax and policies and programs that support the creation of new secured rental and social housing.

The Vancouver ODP builds on the leading work that Vancouver continues to do to move it towards a more just, equitable, and sustainable city.

Vancouver Skyline from Queen Elizabeth Park (Source: Vanexus Photos)

Context: Roles and responsibilities

A few of the services the City provides

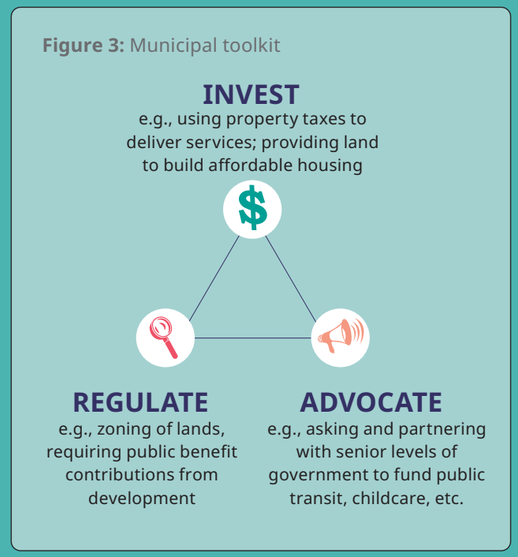
What does the city do?

The City of Vancouver provides a wide range of municipal services to residents, workers, and visitors. It must also build, maintain, and renew the infrastructure and amenities required to provide those services. The *Vancouver Charter* defines the powers and laws of the City.

Think about your visit to the swimming pool. The City maintains the sidewalks and roads that get you from your home to the pool. The cashiers, lifeguards, and cleaning staff help provide the service while at the facility. In the background, the City takes care of the pool building and even the pipes that supply the water, so this experience is available for decades to come.

The City also undertakes area planning and regulates development. Our "municipal toolkit" has three main tools (shown opposite).

Figure 3: Municipal toolkit



What role do senior governments and regional authorities play?

The Federal and Provincial Governments are responsible for:

- Ports, rail, and airports
- Schools
- Hospitals
- Childcare
- Affordable housing

The City of Vancouver relies on senior levels of government to help deliver important services such as housing and public and non-profit childcare projects.

The role of local and regional authorities

The City of Vancouver works with Metro Vancouver (governed by appointed elected officials from each municipality), TransLink, Vancouver Coastal Health, the Vancouver School Board and the Conseil scolaire francophone who deliver services at a local and regional level, including:

- Regional planning and growth management
- Public transit
- Drinking water and sewage: Regional treatment facilities and major pipelines crossing city boundaries
- Solid waste management: Waste reduction and recycling planning, and regional solid waste facilities
- Air and water quality monitoring
- Regional health services
- Public education

Photos from left to right: Port of Vancouver (Source: Cory Dobson); Temporary Modular Housing (Source: Michelle Pollard); SkyTrain (Source: City of Vancouver)

2. PLAN PROCESS

Path to a Vancouver Plan

The Vancouver ODP is based in large part on the vision and directions that were established in the *Vancouver Plan*. The planning process for *Vancouver Plan* took place between fall 2019 and spring 2022 and was completed in four phases. Details of the planning process for the *Vancouver Plan* are included in this section.

Figure 4: Key stages of the planning process

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

Planning Vancouver together

A city-wide plan requires a shared vision for our future that resonates across diverse communities. To achieve this, staff intentionally designed outreach and engagement processes to reach diverse and under-represented people and communities to hear from new voices and understand new ideas.

Through the *Vancouver Plan* planning process, the City engaged with Musqueam, Squamish, and Tsleil-Waututh Nations (the local Nations), urban Indigenous Peoples, residents, senior governments and regional authorities, community groups, businesses, non-profits, civic advisory bodies, and other stakeholders. The process involved City Council and all departments of the City.

Councillor Charlene Aleck and CAO Ernie Bones George, Tsleil-Waututh Nation (Source: TWN Communications)

Engagement

The engagement process for *Vancouver Plan* was designed to reach as many perspectives as possible – reaching over 52,480 engagement touchpoints. While broad public and stakeholder engagement was essential to the development of the Plan, added emphasis was placed on centering the voices that have typically been left out of planning conversations, particularly equity-denied and under-represented groups. This included piloting new methods to engage equity-denied groups in conversations about the future of their city.

Phase 4 neighbourhood pop-up engagement event, Robson Square (Source: Elijah Sabadlan)

Planning in the time of a global pandemic: learnings from COVID-19

With the emergence of the COVID-19 pandemic in 2020, the conversation about the city's future took on a heightened sense of importance. As our lives were fundamentally altered, this became a time of reflection and learning. Important observations include:

- Disproportionate impacts experienced by women, lone-parents, low-income people, families identifying as racialized, seniors, and people with disabilities.
- The importance of safe, secure, and self-contained housing serving low-income and vulnerable populations.
- The significance of outdoor public spaces for connecting with family and friends, especially for people living in higher-density housing types without private yards.
- The value of having shops, services, public spaces, and community infrastructure located close to home.
- The urgent necessity of providing publicly accessible basic needs such as drinking water and washrooms, as well as warming centres during the winter months and cooling centres during the summer.
- The importance of industrial land for local production, distribution, and repair services, and activities when global supply chains were disrupted.
- The value of nimble and responsive governmental and private sector action, such as repurposing streets and sidewalks for patio cafes, parklets, and other opportunities for social connection.

Equity-denied groups

Equity-denied groups are those who have been excluded from the design of current societal, governmental, and legal systems, and who face marginalization and discrimination as a result of that exclusion. These groups are some of the most underserved in our community because of these systemic barriers and include: people who identify as Indigenous, Black people, and people of African descent; people of colour and racialized people; people with disabilities and chronic illnesses; people who live with mental health challenges; deaf and hard of hearing people; 2SLGBTQIA+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors.

Part 1 Introduction and Overview

Indigenous engagement

To embed the City's commitment to reconciliation into the planning process, the City further established working relationships through partnership agreements with Musqueam, Squamish, and Tsleil-Waututh Nations, and the Metro Vancouver Aboriginal Executive Council (MVAEC). This aimed to strengthen relationships of mutual respect and understanding, integrating Indigenous perspectives into the Plan. Conversations occurred with each Nation and MVAEC on Plan directions that are of fundamental interest to them. By including Indigenous principles and decolonial processes in the development of the Plan, we seek to work in right relations with the local Nations and urban Indigenous Peoples.

Equity engagement

Equity engagement sessions focused on supporting the involvement of equity-denied groups and often involved partnerships with Neighbourhood Houses, community centres and spaces, and other non-profit organizations. Outreach took the form of focus groups, information sessions, workshops, presentations, and surveys. Sessions were held in neighbourhoods across the city, including the Downtown Eastside, Chinatown, Strathcona, Hastings-Sunrise, Kensington-Cedar Cottage, Collingwood, and Sunset.

Youth engagement

The Young Planners Program included over 3,000 child and youth engagement contacts through a range of activities that included digital studio sessions, youth surveys, youth-led interviews, youth workshops, and in-classroom education programs. Partnerships made youth engagement possible, with key supports from community centres and community youth workers, Neighbourhood Houses, the Vancouver School Board, and a range of youth-serving and youth-led organizations.

Phase 3 neighbourhood pop-up engagement event, Collingwood Neighbourhood House (Source: City of Vancouver)

Phase 4 neighbourhood pop-up engagement event, Chinatown (Source: Tanya Fink)

Phase 4 neighbourhood pop-up engagement event, Carnegie Centre (Source: Andrew Pask)

Output from a youth engagement session, Mount Pleasant, August 2021 (Source: Stina Hanson)

Figure 5: Vancouver Plan engagement participation

PARTICIPATION BY THE NUMBERS

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

Postcards
318,581 mailed

Newsletters
37 newsletters to up to **2,237 subscribers**

VancouverPlan.ca
152,908 page views

52,480 engagement contacts
("touchpoints")

4 Council workshops

11 Councillor meetings
with community groups

100 youth workshops
presentations and sessions for young planners

29 neighbourhood charrettes, mapping events, and workshops

Approximately
30 pop-up engagement events
in neighbourhoods across the city

36 workshops and meetings
with Council Advisory committees

119 meetings
with stakeholder organizations and community groups

185 meetings and events with **equity-denied community members**
and the organizations that serve them

12 online surveys
available in at least
6 languages
including youth surveys and 2 Ipsos randomized polls

25,756 survey responses

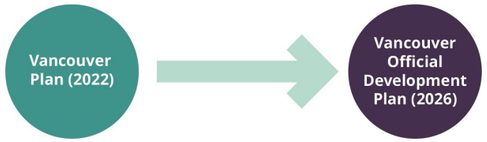
5 "Future We Want" online events
(in partnership with Simon Fraser University)

3 self-guided walking tours

DIY conversation kits

Advertising
90M+ impressions from **746** posters, transit shelters and vehicles, restaurants, and other displays dispersed throughout the city

From Vancouver Plan to Vancouver ODP



In response to provincial legislative changes in 2024 establishing a requirement to adopt a city-wide ODP, the City adapted *Vancouver Plan* into the Vancouver ODP. Getting from *Vancouver Plan* to the Vancouver ODP entailed:

- Developing new legislatively required content through an interdepartmental process and with input from external agencies;
- Refining the draft ODP, including seeking review by the local Nations and inviting public review and comment on the draft in fall 2025; and
- Adopting the ODP after:
  - a Public Hearing;
  - acceptance of the updated Regional Context Statement by the Board of Metro Vancouver; and
  - meeting all procedural requirements of the *Vancouver Charter*.

How is the Vancouver ODP different from *Vancouver Plan*?

Vancouver Plan's directions, shaped through the four phases of planning and extensive engagement described above, formed the basis of the ODP. The ODP also includes content that is legislatively required by the *Vancouver Charter* (e.g., a new chapter on hazardous lands, and maps and policies regarding lands environmentally sensitive to development), as well as new content to reflect minor changes that bring the Plan up to date with policies adopted by Council between approval of *Vancouver Plan* and adoption of the ODP.

Unlike *Vancouver Plan*, the Vancouver ODP is a statutory plan adopted by by-law. The *Vancouver Charter* establishes that all future development must be consistent with (not contrary to or at variance with) the Vancouver ODP. The *Charter* also includes requirements for periodic reviews and updates to the ODP.

False Creek and Downtown (Source: City of Vancouver)

Figure 6: Vancouver ODP consultation

Targeted consultation for the **Vancouver ODP** began in **2024** and opportunity for public review and feedback on the draft ODP took place in **October 2025.**

Targeted Outreach
127 organizations

Targeted Meetings
20+ sessions

Public Events
6 pop-ups
6 open houses
400 touchpoints

Talk Vancouver Survey
1,020 responses

Shape Your City
7,038 site visits

e-Newsletters
2,685 subscribers

Organic Posts
38,044 impressions

Paid Ads
2.8M impressions

Learning about the GLU, Champlain Heights Community Centre, October 2025 (Source: Mariel Ciprian)

General Manager of Planning, Design and Sustainability, Josh White, explains the ODP on an Instagram reel

3. 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.

Imagine a future where everyone in Vancouver has a home they can afford in a vibrant neighbourhood of their choice - one that offers convenient access to all their daily needs such as grocery stores, medical services, a library, neighbourhood house, and park within a short walk or roll from home. Imagine all of Vancouver's neighbourhoods with accessible sidewalks and tree lined streets that provide cool shade on hot summer days. A city where people move around safely and comfortably, using the city's high-quality walking, biking, and transit networks. An economy that provides jobs close to home or within a short commute. A community where parents feel supported with easy access to quality, affordable childcare, and seniors and singles feel connected. A learning culture where youth are provided educational opportunities and encouraged to pursue their greatest ambitions.

Imagine a Vancouver in which diversity is expressed prominently, and the city embraces and reflects the original stewards of these lands – the Musqueam, Squamish, and Tsleil-Waututh Peoples. A place where nature has made its way back into the urban fabric. People feel safe with a sense of belonging.

Vancouver residents want a city that is livable, affordable, and sustainable – a place that is inclusive, diverse, and works for everyone. The future we want is grounded in **Three Foundational Principles** and will be achieved through **Three Big Ideas**.

Seawall at English Bay (Source: Aaron Lao)

Three Foundational Principles are at the centre of the Vancouver ODP.

Reconciliation

We will continue to form relationships of mutual respect and understanding with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations and urban Indigenous communities, integrating Indigenous perspectives in planning and decision-making processes.

Equity

We will advance an equitable approach to planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to equity-denied groups, so that everyone has the chance to thrive.

Resilience

We will proactively plan for an uncertain future so we can withstand, adapt, recover, and thrive in the face of shocks like earthquakes and climate change impacts, and reduce stresses like affordability and inequities.

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

Equitable Housing and Complete Neighbourhoods

Allowing more housing options and opportunities for everyone to choose a livable neighbourhood that meets their needs. Ensuring all neighbourhoods have the things that matter most.

An Economy that Works for All

Protecting and expanding areas for business and employment. Adding more job space to neighbourhoods, and advancing accessible and equitable economic opportunities. Ensuring a mix of housing, jobs, shops, and services close to rapid transit.

Climate Protection and Restored Ecosystems

Creating streets for people to move around by walking, rolling, biking, and taking transit. Supporting building methods that reduce energy consumption. Protecting and making space for nature.

Photos top to bottom: Main Street; Commercial Street cafe; Vancouver beach (Source: City of Vancouver)

4. GETTING TO OUR BIG IDEAS

Collective impact

The people of Vancouver have set an extraordinary Vision built on a foundation of aspirational principles and Big Ideas. Reaching this ambitious future will require the commitment and dedication of all the City's stakeholders, from senior governments, non-profits, and businesses, to neighbourhood groups and residents. Solutions that deliver childcare, affordable housing, schools, climate action strategies, transit, and supports for public health rely on the partnerships and investment of other government agencies and non-profit providers. Artistic, cultural, educational, and social services and benefits that enrich the lives of our residents and visitors, will come through collaboration and the dedication of the artistic community, non-profits, philanthropic organizations, and volunteers.

Setting clear, realistic expectations with fiscal responsibility

The ODP establishes clear land use direction for a more affordable, sustainable, and livable city. This will require upgrading and expanding physical, educational, and cultural infrastructure and services.

The future envisioned by the ODP will require difficult choices to balance inherent trade-offs. With limited land and resources, priorities must be established with equity and reconciliation top of mind, and the City must set clear and realistic expectations for facilities, levels of service, and the necessary funding required to meet the needs of a growing, maturing city.

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

5. VANCOUVER ODP AT A GLANCE

Official Development Plan structure

The ODP is organized and structured in the following way:

Three Foundational Principles: Reconciliation, Equity, and Resilience are included as foundational principles in the ODP. This chapter makes commitments to these principles, in the form of actions that the City will work towards taking. These principles are central to the ODP and are woven throughout and build on approved Council direction. Icons indicate where policies advance the foundational principles.

Big Ideas: Three Big Ideas are the main aspirations for the ODP. They do not have their own distinct policy section in the ODP; however, they guide and are supported by many of the policies throughout the ODP.

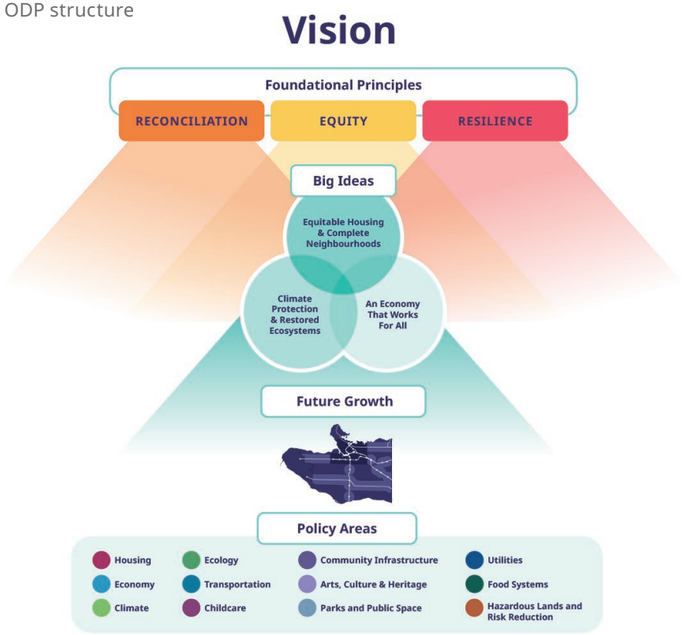
Future Growth: This chapter presents the long range land use vision for achieving the Big Ideas of the Plan. The Urban Structure Strategy in this chapter will guide area planning and policy over the coming decades. This chapter also presents the Generalized Land Use (GLU) map with parcel-based GLU designations conveying development potential under current land use policies and regulations.

Policy Areas: 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 and advance the three Foundational Principles and three Big Ideas.

Implementation: This chapter describes the various pathways for the realization of the vision of the ODP, including through a combination of city-led policy development and action, and managing development to ensure that it is consistent with the Plan.

Appendices: The appendices form part of the ODP. These include the Regional Context Statement and a range of maps.

Figure 7: Vancouver ODP structure



Policy and regulatory context

The City's land use framework is structured in the following way:

Metro Vancouver Regional Growth Strategy (Metro 2050): *Metro 2050* guides growth across the region, and represents a shared commitment to managing growth in a sustainable way, focusing growth near transit, protecting regionally-significant industrial and agricultural lands, and achieving additional regional goals.

Vancouver ODP: Vancouver's ODP provides the long-term vision for the City's growth and development, and establishes GLU designations and policies to implement the vision. The Regional Context Statement included in the ODP articulates how the ODP advances regional goals at the City level, and confirms consistency with the *Regional Growth Strategy*.

Area Plans: Area plans must reflect and be consistent with the city-wide ODP, but provide finer grained direction for future land use, development and building form. Some area plans are currently in the form of area-specific ODPs, for example the *Jericho Lands ODP*.

Rezoning Policies: Rezoning policies establish where there is policy to support rezoning applications, and what types of development would be policy-aligned. Many rezoning policies are approved as part of area plans to advance the shared land use goals in the ODP and Plan areas (e.g., *Broadway Plan, Cambie Corridor Plan*). Others, like the *Secured Rental Policy* and the *Transit-Oriented Areas Rezoning Policy*, apply city-wide.

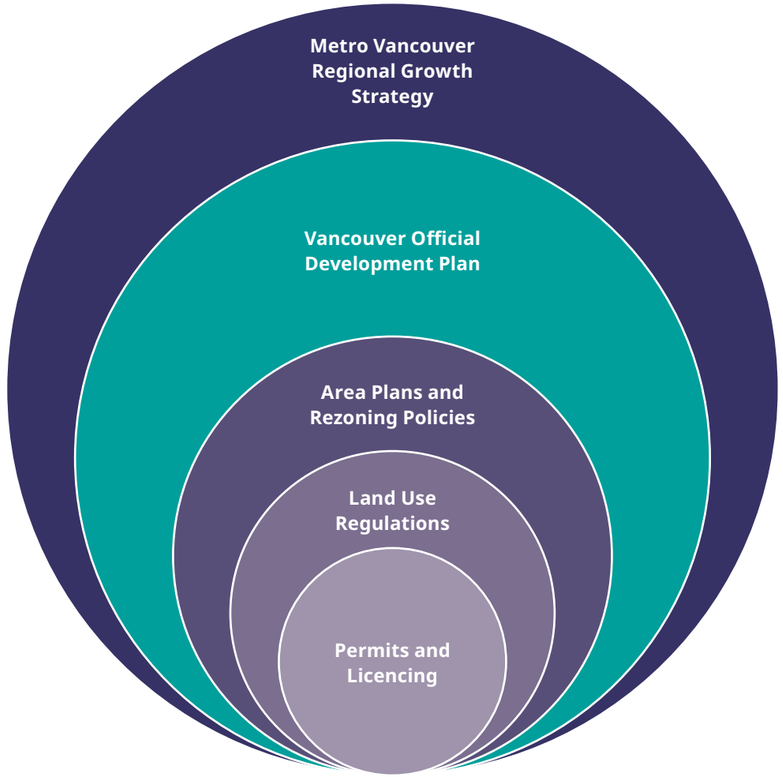
Additional Topic-Specific Strategies, Plans, and Policies: There are many additional city-wide and topic-specific plans and strategies, which provide greater detail than the ODP in particular topic areas (e.g., *Equity Framework, Housing Vancouver Strategy, Climate Emergency Action Plan*, etc.). The City also has a suite of topic-specific policies, many of which are considered at time of rezoning, such as the *Tenant Relocation and Protection Policy*, the *Industrial Lands Policy*, and the *Sustainable Large Sites Policy*.

Land Use Regulations: The *Zoning and Development By-law* regulates land use and development based on policy directions set out by the higher-level documents and provincial legislation. Development and land use is also regulated through other by-laws, such as the *Subdivision By-law*, the *Building By-law*, the *Protection of Trees By-law*, and more.

Permits and Licences: Development and Building Permits are issued for development and alteration of land and buildings, in compliance with the regulations in the *Zoning and Development By-law*, *Vancouver Building By-law* and other by-laws. Business licences are also issued in compliance with the *Licence By-law* and other regulations and policies.

The graphic below illustrates Vancouver's land use framework, and the relationship between the Vancouver ODP and other plans, policies and regulations which are not formally part of the ODP. The circles indicate the level of detail; larger circles generally represent broader scope and scale, while smaller circles represent more specific, detailed guidance and permissions. Inner layers must be consistent with layers above them, and together they guide land use. There are also additional topic-specific strategies, plans, and policies which guide the City's work and policy development.

Figure 8: Land use framework



PART 2:
PLAN FOUNDATIONS

Walk for Reconciliation, Georgia Street (Source: Aaron Lao)

FOUNDATIONAL PRINCIPLES

Three principles provide a foundation for the Vancouver ODP – **Reconciliation, Equity, and Resilience.** These foundational principles are woven through the ODP and build on approved Council direction.

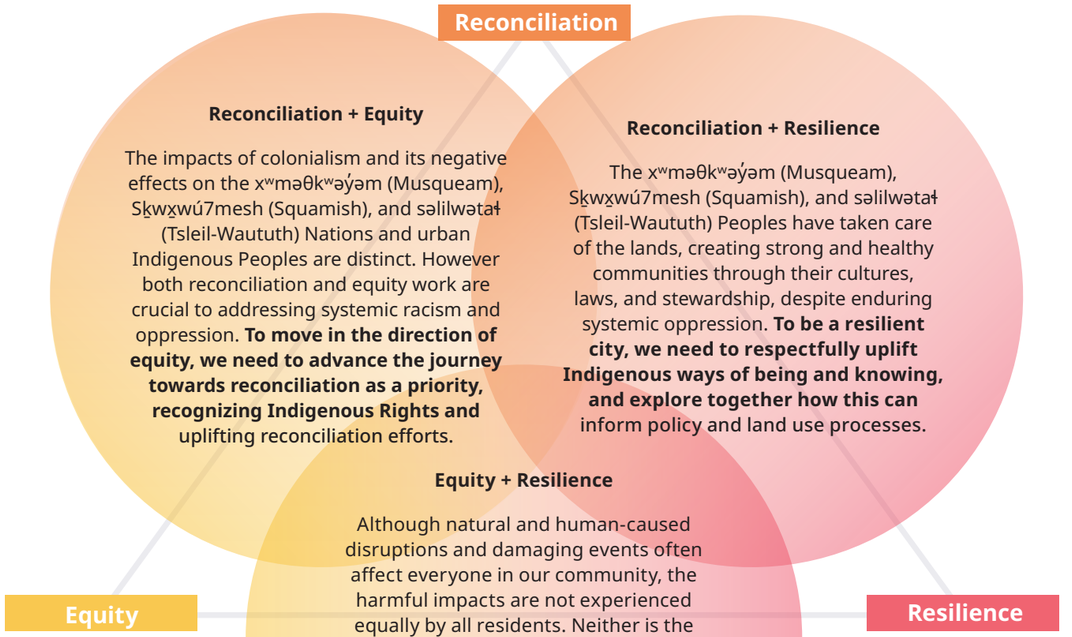
These foundational principles have enhanced the planning process, directly informed policy development, and serve as a framework for implementation. Alongside the commitments put forward in the Vancouver ODP, work is underway at the City as well as with partners and communities, to continue advancing these goals. As the work progresses and goals are achieved, Vancouver ODP will be updated and refreshed.

The following sections provide further context on each foundational principle and a description of the City's broader commitments to advance each.

Photos top to bottom: Gathering of Canoes (Source: Pablo Cesar Palma); Mural by Anne Marie Slater, Scott Chan and Coleman Webb (Source: City of Vancouver); Jericho dock during a storm (Source: City of Vancouver)

Tsleil-Waututh children learning about the Coast Salish practice of cedar bark stripping (Source: Nancy Bleck)

Figure 9: Connections between the Foundational Principles



1. RECONCILIATION

The City of Vancouver occupies the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) who have called this place home since time immemorial. They have stewarded these lands and waterways to ensure prosperity for future generations.

> *The word **'unceded'** means 'taken without consent' and refers to a process (of colonization) by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land.*

These lands continue to be occupied by settlers, and Indigenous Peoples face ongoing dispossession and colonial violence. Colonial practices have negatively affected Indigenous Peoples, the land and waterways, and non-human species that previously flourished in these territories. Discriminatory and racist policies like the Indian Act, the Residential School System, and segregated Reservations were all tools in the genocide against Indigenous Peoples. These colonial policies have perpetuated the invisibility of the local Nations on their lands, and limited inclusion in decision-making and narratives about Vancouver. As a result, Vancouver's city-building efforts do not fully reflect Musqueam, Squamish, and Tsleil-Waututh language, stories, and cultures.

Reconciliation aims to support the healing of past harms and wrongs that have occurred, and continue to this day. The City of Vancouver seeks to strengthen relationships with Musqueam, Squamish, and Tsleil-Waututh Nations and to ensure reconciliation is at the core of city-building work.

*Please refer to **Part 1 Introduction and Overview** for an introduction to the local Nations and their relationship to present-day Vancouver.*

Throughout the Vancouver ODP, this icon highlights which policies are **advancing reconciliation.**

The City's commitment to reconciliation

The City of Vancouver adopted the ***Reconciliation Framework*** in 2014, with the long-term goal of strengthening relations with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations and urban Indigenous partners. At the same time, the City unanimously voted to acknowledge that the city is on the unceded territory of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

Several streams of work confirm the City's commitment to reconciliation including its commitment to implement:

- Truth and Reconciliation Commission Calls to Action
- National Inquiry into Missing and Murdered Indigenous Women and Girls Calls to Justice
- Red Women Rising report recommendations

These commitments are delivered through specific projects, programs, and partnerships. One example includes working with the Musqueam, Squamish, and Tsleil-Waututh Nations partnership (MST DC) on a number of major planning projects, including the ʔəy̓ alməxʷ/Iy̓ álmexw/ Jericho Lands and the Heather Lands, involving new policies to advance reconciliation.

The ***United Nations Declaration on the Rights of Indigenous Peoples*** (UNDRIP, 2007) is a comprehensive international instrument on the basic human rights of Indigenous Peoples around the world. It sets out a broad range of collective and individual rights that constitute the minimum standards to protect the rights of Indigenous Peoples and to contribute to their survival, dignity, and well-being. It also affirms that Indigenous Peoples are free from discrimination of any kind and recognizes the urgent need to respect and promote the inherent rights of Indigenous Peoples.

The City of Vancouver seeks to uphold these human rights in its institutions, policies, and practices. In 2021, Vancouver created an UNDRIP Task Force in partnership with Musqueam, Squamish and Tsleil-Waututh Nations. Through a collaborative intergovernmental process, a *City of Vancouver UNDRIP Strategy* and a five-year *UNDRIP Action Plan* were created. Work on implementing the *Vancouver UNDRIP Strategy* and *Action Plan* continues.

Continue to strengthen relationships of mutual respect and understanding with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous communities, integrating Indigenous perspectives in planning and decision-making processes.

Vancouver ODP Commitments

1. **Support xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations' inherent rights and self-determination.** Musqueam, Squamish, and Tsleil-Waututh Nations have constitutionally protected rights, Aboriginal title, and interests within their unceded territory. This commitment means creating more relevant, respectful ways to support the local Nations in leadership roles and in land use planning processes. This includes supporting their collective rights and abilities to pursue their political, social, economic, and cultural paths into the future. It means engaging and collaborating with the local Nations when developing significant land use policies, and exploring opportunities to align strategies, plans, and principles. This requires the City to work towards processes and timelines that are respectful and aligned with the local Nations' protocols and interests.
2. **Recognize and support urban Indigenous Peoples.** This means creating more opportunities for urban Indigenous Peoples to participate in the city, with access to opportunities in which they feel safe and have a sense of belonging. Engaging meaningfully with urban Indigenous Peoples, and supporting their needs to flourish, recognizes their place as significant contributors to a thriving and diverse Vancouver.
3. **Respect and uphold xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) culture and heritage.** This means increasing Musqueam, Squamish, and Tsleil-Waututh visibility and voice on the land by prioritizing and supporting cultural practices, stewardship, and ways of knowing, as guided by the local Nations and respecting their protocols.
4. **Work collaboratively with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱ wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations to include decolonizing and Indigenous practices in land use planning processes.** This involves examining processes and procedures that perpetuate and maintain injustices and inequities, and work to dismantle them. Doing so will make it possible for the City to come into right relations with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) and urban Indigenous Peoples.

Elder Amy George drumming during a healing circle (Source: Nancy Bleck)

2. EQUITY

Many people face multiple barriers in accessing housing opportunities, facilities, and/or services due to structural and systemic inequities based on race, identities, abilities, or circumstances. Some are not able to fully participate in aspects of public life including social, economic, cultural, spiritual, and political activities. Others have limited access to housing, jobs, transportation, greenspace, and other essential amenities and daily needs because of where they can or cannot reside. The rising cost of living has many people assessing their ability to remain in Vancouver, as the gap between rich and poor continues to grow.

Current land use policies and processes reinforce many geographic, economic, and social inequities and create barriers that have disproportionate impacts on marginalized or excluded residents and communities. An equitable city will expand choice and increase agency for individuals and communities, with particular attention to equity-denied groups. Land use policies and practices will be assessed and intentionally transformed to ensure the benefits of living and working in Vancouver are more equitably distributed.

Throughout the Vancouver ODP, this icon highlights which policies are **advancing equity.**

The City's commitment to equity

The City's ***Equity Framework*** (2021) reflects the City's commitment to equity work over the long-term. Many existing and ongoing policies support the City's equity efforts, including the ***Accessibility Strategy*** (2022), ***Resilient Vancouver Strategy*** (2019), ***Women's Equity Strategy*** (2018), ***Reconciliation Framework*** (2014), and the ***Healthy City Strategy*** (2014).

The ***Equity Framework*** defines equity as both an outcome and a process:

- Equity as an outcome is the condition that would be achieved if one's identity no longer predicted how one fares.
- Equity as a process is the replacement of policies, practices, attitudes, and cultural messages that reinforce differential outcomes based on identity or fail to eliminate them.

The City's approach to equity involves applying the following four lenses to all processes and practices:

1. **Indigenous Rights** – upholding, recognizing, and protecting inherent and constitutionally protected Indigenous Rights.
2. **Racial justice** – understanding and explicitly talking about the implications of race in any given situation, and actively working to elevate racialized voices and dismantle racism.
3. **Intersectionality** – recognizing how different forms of systemic discrimination—like racism, classism, ableism, and sexism—intersect and create compounding negative effects, and designing ways to specifically benefit those who are at the intersections and are being negatively impacted.
4. **Systems orientation** – recognizing embedded discrimination within systems, and redesigning their rules and incentives, in order to lead to more equitable outcomes.

The ***Equity Framework*** reflects the City's commitment and obligation to upholding human rights. All municipalities have a legal duty to ensure that land use planning practices are consistent with human rights legislation.

Advance an equity-based approach to land use planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to mitigating disadvantages of equity-denied groups, so that everyone has the chance to thrive.

Vancouver ODP Commitments

1. **Integrate equity in all land use plans, regulations, and processes.** This means aligning policies, decisions, and processes with the Equity Framework to help identify and remove barriers. This also means working towards eliminating existing land use policies and regulations that perpetuate disparities and discrimination, and developing accountability measures, including monitoring and evaluation.
2. **Expand housing choice in all neighbourhoods to broaden diversity and inclusivity.** This means ensuring all individuals and groups can participate in all aspects of public life, and have affordable and secure housing options in complete neighbourhoods where daily needs can be found close to home.
3. **Minimize displacement.** This means ensuring growth and change provide opportunities for existing residents, organizations, and businesses to remain and thrive in the city. This requires that monitoring, evaluation, and accountability measures be developed accordingly.

Map 1: Disproportionately impacted populations

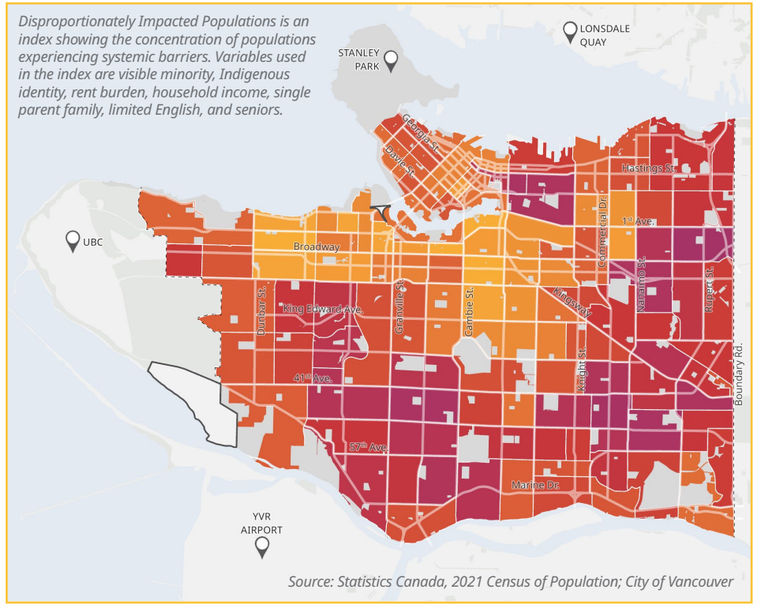
Considerations for the data used in this map:

Measuring inequities is not a straightforward task. This map can help us understand how inequities show up in the city at a high level but there are limitations and considerations that should be kept in mind when interpreting this information:

- The data is restricted to characteristics that are captured by the Census. This means that many important aspects of identity (for example, gender identity and expression, sexual orientation, disability, or health status) are not reflected in this map.
- People who are part of systemically equity-denied groups are not homogenous. Maps cannot depict these distinct characteristics, nor can they depict people's resilience and agency.
- There are factors that shape people's experiences that cannot be quantified or mapped at all. This map depicts characteristics of certain areas, which might not reflect the characteristics of individuals within these areas. For example, some people will experience systemic barriers regardless of how many people around them share characteristics.
- Data from the 2021 Census is heavily skewed by the impacts of the COVID-19 pandemic and associated support programs. Income data from the 2021 Census reflects significant government income support programs, which temporarily reduced low income situations and the ratio of housing costs to income. Restrictions on social interaction and movement may also have also impacted people's living arrangements or their ability to complete the census.

Despite these limitations, mapping inequities is a valuable exercise. It can help us understand how inequities experienced by people might be addressed (or aggravated) by policies and decisions made by the City, and it can enable us to assess the effectiveness of efforts to address inequities over time.

Disproportionately Impacted Populations is an index showing the concentration of populations experiencing systemic barriers. Variables used in the index are visible minority, Indigenous identity, rent burden, household income, single parent family, limited English, and seniors.



Source: Statistics Canada, 2021 Census of Population; City of Vancouver

3. RESILIENCE

Resilience is the ability of individuals, communities, organizations, businesses, and systems within a city to survive, adapt, and thrive in the face of shocks (an event or disruption like earthquakes or heat waves) or chronic stresses (an ongoing challenge like unaffordable housing, climate change, or social isolation).

Resilience is determined and influenced by many, many factors - physical geography and the natural environment, urban infrastructure and buildings, and social, political, and economic systems.

Many of the same assets that make Vancouver a desirable place to live also pose unique challenges for resilience. The mountains and shoreline that support biodiversity also expose the region to earthquakes and flooding. The Port of Vancouver and Pacific Gateway location create thousands of jobs and economic growth, also exposing the land and waters to oil spills and hazardous materials accidents that threaten our ecological systems and health. The beauty and livability of Vancouver itself make it a highly desirable place to live, exacerbating housing affordability.

Planning for resilience is central to the overall health, safety and well-being of residents, businesses, and the natural environment. A resilient city requires collaborative work and creative approaches across departments and with community, industry, and government partners.

Throughout the Vancouver ODP, this icon highlights which policies are **advancing resilience.**

The City's commitment to resilience

The City commits to building resilience in three priority areas:

1. **Thriving and prepared neighbourhoods** - to help communities share knowledge, contribute to decision-making, and collectively prepare for and recover from both shocks and stresses.
2. **Proactive and collaborative city** - to achieve resilience through various collaborations, and change systems in the city that make people vulnerable.
3. **Safe and adaptive buildings and infrastructure** - to improve building performance in case of an earthquake, and to upgrade facilities including water services and flood prevention.

The City has many strategies and policies that build a strong foundation for resilience. These include the ***Resilient Vancouver Strategy*** (2019) as well as ***Spaces to Thrive*** (2021), ***Rain City Strategy*** (2019), ***Climate Change Adaptation Strategy*** (2024), ***Healthy City Strategy*** (2014), and ***Earthquake Preparedness Strategy*** (2013).

Collectively these documents offer hazard and risk information that can inform land use policy and urban design, reduce Vancouver's risks, increase preparedness, and strengthen the social fabric and community well-being.

In order to improve resilience, the City will continue to learn from past shocks (like COVID and heat waves) and ongoing stresses (food inequity and social isolation) and develop integrated solutions that centre the needs of those most impacted to recover from these challenges, and prevent future harm.

The City will also seek to learn from local Nations who are leading the way on climate action, through initiatives such as Musqueam Indian Band's environmental stewardship and climate action work, Squamish Nation's *Climate Legacy Strategy*, and Tsleil-Waututh Nation's *Climate Change Resilience Plan* and *Energy Efficient Low Carbon Buildings Policy*.

The City will work to address root causes of risk, reduce chronic stresses, address ongoing inequities, and learn from mistakes to recover in a way that prevents future harm, and fosters a healthy, sustainable, and thriving city for all.

Proactively plan for an uncertain future so we can withstand, adapt, recover, and thrive in the face of shocks like earthquakes and climate change impacts, and reduce stresses like affordability and inequities.

Vancouver ODP Commitments

1. **Enable communities to support each other in surviving, adapting, and thriving in the face of shocks and stresses.** This means building the strength of community connections through land use and urban design. This also includes making sure communities have the infrastructure they need to deliver basic needs through unexpected challenges.
2. **Reduce risk and better understand the city's hazards, risks, vulnerabilities, and strengths related to our physical, social, economic, and ecological systems.** This means proactively and collaboratively managing shocks and stresses, adopting new techniques and processes to improve our data, anticipating trends, and capturing emerging opportunities to build a better city for generations to come.
3. **Invest in safe and adaptive buildings and infrastructure and improve access to basic needs for all.** This means improving the safety, performance, and adaptive capacity of buildings and infrastructure that we depend on (such as buildings, civic assets, social infrastructure, green infrastructure and natural assets, roads, sewers, and drainage technology), ensuring our buildings and infrastructure can provide safe, reliable services today and in the future, under changing conditions.

King tide at David Lam Park
(Source: Stewart McIntosh)

PART 3:
PLAN ASPIRATIONS

Main Street (Source: City of Vancouver)

THREE BIG IDEAS

Three Big Ideas are aspirational ways of growing and changing Vancouver to reflect community priorities. These Big Ideas provide guidance for growth and direction for the development of policies within the ODP.

Photos top to bottom: Main Street; Commercial Street cafe; Vancouver beach (Source: City of Vancouver)

1 EQUITABLE HOUSING AND COMPLETE NEIGHBOURHOODS

- Ensure more affordable housing choices are available to ease the housing affordability crisis.
- Transform low-density neighbourhoods to include housing choice for all income groups and family types.
- Leverage transit investments to support growing neighbourhoods.
- Protect neighbourhood assets, like affordable rental housing, local businesses, arts and culture, and places for social gatherings.
- Create more complete, walkable neighbourhoods by adding services and amenities like childcare, parks, plazas, community facilities, and access to affordable, nutritious food.

For related Policy Directions see:
Part 4 Future Growth: *FG1. Urban Structure Strategy*
Part 5 Policy Areas: *1. Housing, 2. Economy, 3. Climate, 4. Ecology, 5 .Transportation, 6. Childcare, 7. Community Infrastructure, 8. Arts, Culture and Heritage, 9. Parks and Public Space, 10. Utilities, 11. Food Systems, 12. Hazardous Lands and Risk Reduction*

2 AN ECONOMY THAT WORKS FOR ALL

- Reinforce Vancouver's role as the regional job centre by building on economic strengths and welcoming value-aligned investment, workers, and employers.
- Protect, expand, and support industrial/ employment areas, business districts, campus institutions, and a broad and diverse base of jobs and services.
- Encourage a diverse and accessible mix of local-serving and small businesses and jobs in all neighbourhoods.

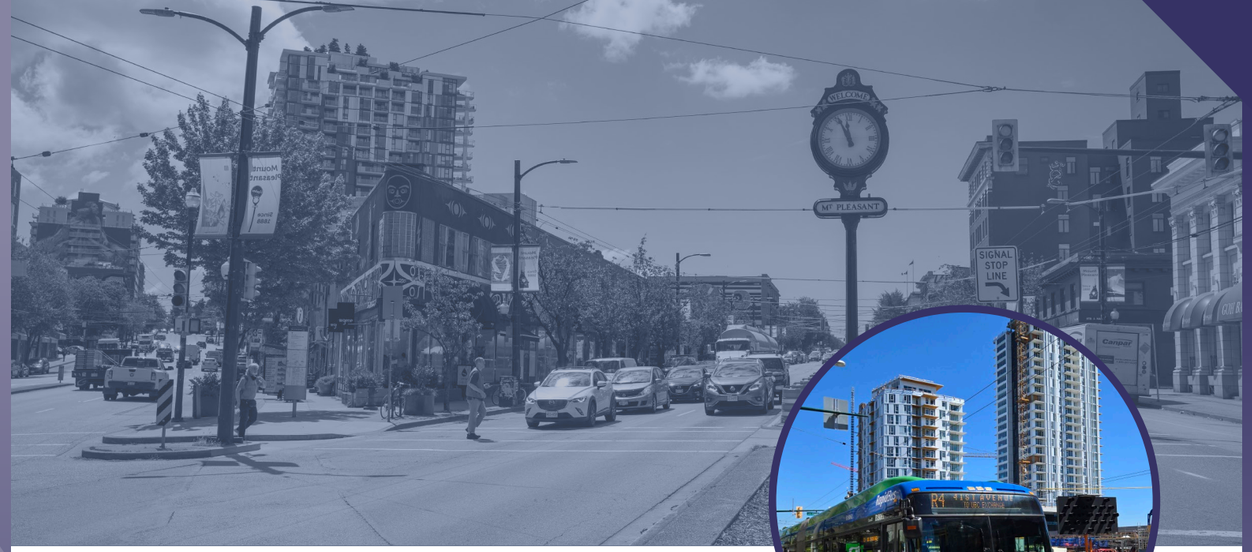
For related Policy Directions see:
Part 4 Future Growth: *FG1. Urban Structure Strategy*
Part 5 Policy Areas: *2. Economy, 3. Climate, 5. Transportation, 6. Childcare, 8. Arts, Culture and Heritage, 9. Parks and Public Space, 11. Food Systems*

3 CLIMATE PROTECTION AND RESTORED ECOSYSTEMS

- Create people-first streets that are safe, attractive, and support people walking, rolling, biking, and taking transit.
- Support construction and building methods that reduce energy consumption to progress towards a zero carbon city.
- Support Indigenous, land-based cultural practices, stewardship, and learning.
- Protect waterfronts and waterways.
- Make space for nature, protect habitat, and ensure healthy, thriving ecosystems.
- Design infrastructure with nature in mind.
- Plant more trees in areas with limited tree canopy to take advantage of all the natural benefits trees provide.

For related Policy Directions see:
Part 4 Future Growth: *FG1. Urban Structure Strategy*
Part 5 Policy Areas: *3. Climate, 4. Ecology, 5. Transportation, 9. Parks and Public Space, 10. Utilities, 11. Food Systems, 12. Hazardous Lands and Risk Reduction*

PART 4:
FUTURE GROWTH



Mount Pleasant Clock (Source: City of Vancouver)

FUTURE GROWTH

Achieving the ODP's vision for future growth requires a unified approach to land use planning that builds on the goals of existing policies while establishing a clear vision for the future. The Future Growth part of the ODP is divided into two sections: the Urban Structure Strategy and the Generalized Land Use (GLU) designations. These sections work together to guide the shape of Vancouver over time, including the location, types and intensity of different land uses to address our needs and aspirations.

Top: Rapid transit bus (Source: Arzen Chan)
Bottom: Land use around Renfrew Station towards downtown (Source: Klaudia Tufina)

The **Urban Structure Strategy** provides guidance and direction on how the city will accommodate growth over the next 50-100 years. It establishes neighbourhood types to guide how different areas of the city will develop over time. In areas where current policy does not yet reflect the visions outlined in the Strategy, the Strategy will serve as a guide for future policy development, including the creation of new area plans. The Urban Structure Strategy does not enable rezonings and is not intended to reflect where there is rezoning potential across the city; instead that information is represented in the Generalized Land Use section.

The **Generalized Land Use (GLU)** designations serve a different purpose than the Strategy. The GLU designations set and reflect the maximum development potential under current land use policies and regulations. Permitted uses and development intensity from existing policies and regulations are generalized into broad land use categories. The GLU designations are future-oriented, in that for many parts of the city, they reflect development potential that is enabled by policy but has not yet been incorporated into zoning. The map is intended to show how the city may develop over the next 30 years.

In some areas, the GLU designations already align with the directions under the Urban Structure Strategy. In other areas, the GLU designations do not yet reflect the land uses or intensities envisioned under the Strategy, indicating opportunities for future area planning and policy development.

Figure 10: Relationship between land use policies and regulations

Urban Structure Strategy guides area plans and policy development.

Area Plans and Rezoning Policies provide detailed land use policy.

Generalized Land Use designations reflect generalized development potential based on existing plans, rezoning policies, and regulations.

Zoning conveys use and density entitlements on particular sites. Over time, zoning will increasingly reflect the maximum development potential outlined in the GLU as properties are rezoned either privately or through City-initiated processes.

The Urban Structure Strategy and the GLU map do not confer any development rights or entitlements, and development applications are expected to meet all applicable City policies and regulations.

Rapid transit at Oakridge MTC (Source: Arzen Chan)

FG1. URBAN STRUCTURE STRATEGY

The Urban Structure Strategy provides a high-level guide for area planning and policy. It allocates growth and demonstrates how change within Vancouver's neighbourhoods, business districts, and industrial areas can help meet the housing and employment needs of new and existing residents. It proposes a balanced approach to urban development that will address goals of livability, affordability, and sustainability.

The Strategy evolved out of the Land Use Strategy that was developed as part of *Vancouver Plan*. It reflects community values and aspirations and will shape conversations around priority setting for City investment in the years to come.

As the Strategy is not parcel-based, it allows for the flexibility to adapt to changing circumstances, such as new information on transit infrastructure.

The Urban Structure Strategy

- directs new housing choices to low-density residential areas rich in amenities and adds opportunities for new amenities and services in areas that are currently underserved;
- reinforces Vancouver's role as the cultural and economic centre of the region, while managing growth to prioritize the health, happiness, and well-being of residents;
- encourages more sustainable and inclusive urban living by enabling affordable housing and jobs within an easy walk or roll of transit;
- strengthens existing and supports new neighbourhood centres by incorporating Missing Middle housing into clusters of local shops, flexible work spaces, childcare, public spaces, and arts and culture venues;
- creates an integrated network of parks, public spaces, ecological corridors, greenways for active modes of travel (walking, rolling, and biking); and,
- makes space for ecological functions at the site, neighbourhood, and city-wide scale.

Southeast False Creek (Source: City of Vancouver)

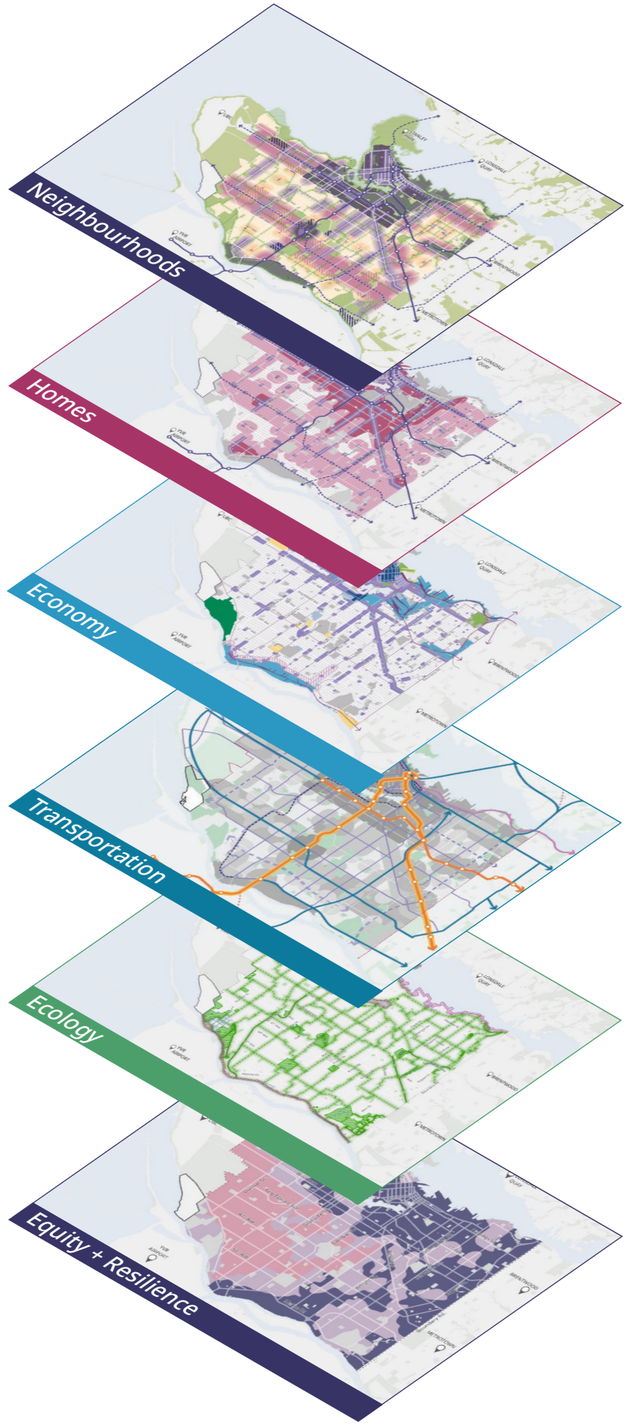
Building Blocks of the Urban Structure Strategy

The Urban Structure Strategy builds upon key elements of the existing urban fabric, including buildings, streets, plazas, natural open space, parks, and infrastructure. Often these key elements are studied separately to serve a specific purpose rather than considering how they relate to each other. This approach can result in conflicts between competing priorities and may miss opportunities to satisfy multiple objectives.

The Vancouver ODP considers how different elements of the urban fabric relate to each other, as illustrated by the map layers in **Figure 11**. This will ensure a coordinated approach for future planning.

More detailed policies and directions related to these and other layers can be found in their respective sections.

Figure 11: City building layers



Neighbourhoods
Neighbourhoods come in many different shapes and sizes, with different mixes of uses. Embedding more housing choice, jobs, services, and amenities in each neighbourhood will better meet the needs of residents.
*See **Neighbourhoods | Directions and Policies** for details.*

Homes
Today, housing opportunities are not evenly distributed across the city. In some neighbourhoods, the focus will be on protecting and renewing existing affordable housing. In other areas, emphasis will be placed on providing new rental options, social housing opportunities, and Missing Middle housing.
*See **Part 5** 1. Housing for details.*

Economy
By strategically identifying areas to prioritize intensifying, expanding, and enhancing employment uses, we will ensure that we are providing the job space to support a thriving city and more complete neighbourhoods.
*See **Part 5** 2. Economy for details.*

Transportation
High-quality walking, biking, and transit networks and connections shape the urban environment and form the backbone of complete neighbourhoods. Connecting people to their jobs and daily needs will support the economy and provide low-cost, healthy, and sustainable ways to get around.
*See **Part 5** 5. Transportation for details.*

Ecology
A system of protected Environmentally Sensitive Areas and ecological corridors as well as a blue green network will enhance ecosystem function, biodiversity, and allow residents to connect with nature in their daily lives.
*See **Part 5** 4. Ecology for details.*

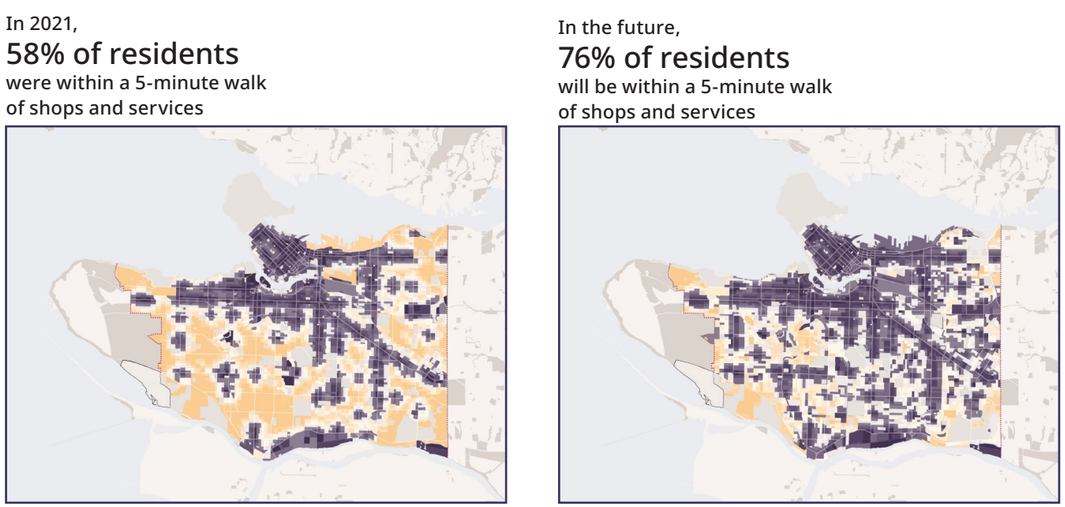
Equity + Resilience
Understanding our diverse communities, service and amenity gaps, and environmental hazards will lead to more inclusive, equitable, and resilient neighbourhoods.
*See **Direction FG1.10** Equity and Resilience and **Part 5** 12. Hazardous Lands and Risk Reduction for details.*

Neighbourhoods | Directions and Policies

Complete neighbourhoods include all the resources required to meet most residents' daily needs within a short walk or roll – shops, restaurants, flexible work spaces, internet, community services, housing, transit, schools, parks, and other features. These highly walkable neighbourhoods support better livability through less reliance on cars, support better physical health, and provide a range of housing options for a diverse mix of people. These neighbourhoods also provide more opportunities for social interaction as people meet and connect on the street, at their favourite coffee shop, local playground, and during everyday activities like walking to get groceries. A city of complete neighbourhoods will help move us to a more sustainable and resilient future.

Figure 12 shows that in 2021, 58 percent of residents lived within a 5-minute walk of shops and services. The Urban Structure Strategy in the ODP envisions neighbourhoods becoming more complete over time, as different types of commercial uses and nodes are integrated into a variety of neighbourhood types, such that in the future, 76 percent of residents will live within a 5-minute walk of shops and services.

Figure 12: Complete neighbourhoods and climate action



Source: Licker Geospatial

When people live close to their daily needs and there is a safe, connected, and convenient system for walking, biking, and rolling (using a wheelchair or mobility aid), they are more likely to travel without a car. Less driving means less carbon pollution and better air quality. Achieving the climate goals under the *Climate Emergency Action Plan* requires increasing housing options in existing neighbourhoods that are well-served by amenities and providing needed amenities in densely populated areas.

**Note: Figure 12 illustrates proximity to shops and services, whereas the Climate Emergency Action Plan target for Walkable, Complete Neighbourhoods includes other "daily needs" like parks, schools, and community centres.*

Direction FG1.1: Direct Growth Strategically

Direct growth to optimize the unique assets and opportunities of Vancouver's diverse neighbourhoods, such as transit investments, local shopping areas, and employment districts

Policies

FG1.1.1 Refer to the Urban Structure Strategy and associated policies as a high-level guide for future area planning and city-wide initiatives influencing land use. The intended character and function of these neighbourhoods, including built form, land use, density, amenities, and transportation characteristics, are described in **Table 1.** Neighbourhood guidelines are described in **Directions L1.4 - L1.10**.

Direction FG1.2: Daily Needs

Enable more housing choice, jobs, services, and amenities in neighbourhoods throughout the city so residents can meet most of their daily needs close to home

Viva Robson Square, Bute at Robson street (Source: City of Vancouver)

Although Vancouver already has many complete neighbourhoods, many still lack key components. Forty percent of Vancouver residents live in neighbourhoods without walkable and rollable access to daily needs. Many neighbourhoods, while rich in amenities, offer few housing options limiting the number of people who can live there. Policies contained in this section will provide opportunities for neighbourhoods to achieve a better balance of these critical elements and will lead to a more inclusive, sustainable, and socially connected city.

Policies

FG1.2.1 Improve access to jobs and amenities by ensuring alignment between transit service and new housing, shops, services, and amenities.

FG1.2.2 Strengthen existing neighbourhood centres by providing opportunities for more people to live nearby. Encourage new neighbourhood centres where shops, amenities, transit, and sufficient housing can be located close together.

FG1.2.3 Allow more housing and community infrastructure off arterial streets to reduce exposure to harmful noise levels and poor air quality.

FG1.2.4 Mitigate the loss of ecology as neighbourhoods densify by retaining trees and native soils where possible, improving public realm ecology, and seeking to integrate ecological function into the design of new buildings.

FG1.2.5 Improve coordination of growth with school planning, capacity, and optimizing public school sites as community-serving spaces by working closely with the Vancouver School Board and Conseil scolaire francophone.

Direction FG1.3: City Form

Create equitable, resilient environments that have distinct identities, encourage social connections, and create better communities

Policies

FG1.3.1 **Locating height and density.** Allow for higher forms of development close to rapid transit stations and local shopping areas and off busy streets. Avoid abrupt transitions at the edges of plan areas or across laneways and streets.

FG1.3.2 **Distributed pattern of growth.** Aim for more distributed (versus concentrated) patterns of growth in the vicinity of transit stations. Rather than focusing high-rise buildings tightly around station areas, look to deliver similar opportunities for homes and job space by allowing more low- and mid-rise buildings across a broader catchment.

FG1.3.3 **Distinct and diverse neighbourhoods.** Provide for a range of distinct neighbourhoods at different scales to allow people of all walks of life to choose the type of neighbourhood that best meets their needs.

FG1.3.4 **Mix of buildings.** Allow for a mix of building types and tenures on each block to provide opportunities for a diversity of people and more eclectic and interesting neighbourhoods.

FG1.3.5 **Connected public realm.** Consider a connected network of parks, open spaces, and walking/biking routes as an organizing element in neighbourhoods.

FG1.3.6 **Form and character.** Shape the form and character of development through design guidelines that promote great placemaking, livability, and sustainability.

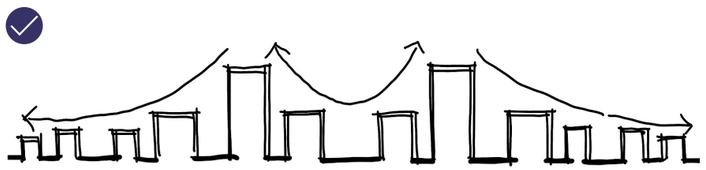
Consider this:

- Allow for sunlight on shopping streets
- Allow for low- and moderate-income households to live on quiet, green leafy streets
- Provide a more distributed, versus focused, neighbourhood pattern

Rather than this:

- Tall buildings that shade shopping streets
- Low- and moderate-income households restricted to busy arterial streets
- More focused, versus distributed, neighbourhood pattern

Figure 13: Options for shopping streets



Museum of Vancouver and West End buidlings (Source: City of Vancouver)

Urban Structure Strategy

The Urban Structure Strategy conceptually illustrates the type and intensity of change envisioned across the city, to be implemented through more detailed area planning and policy development. In some areas, the Strategy reflects existing policy appropriate to the urban context of an evolving metropolitan community. In other areas, the Strategy provides guidance for needed future policy development to improve housing choice and create more complete, inclusive neighbourhoods across the city.

First Nations Reserves: The creation of First Nations Reserves represents an early effort towards spatial segregation and control of Indigenous Peoples' movements. Local Nations have not signed a treaty with the Crown, nor ceded or surrendered their lands or rights. 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. Sḵwx̱wú7mesh, at the head of False Creek, is a small piece of what was once Squamish Peoples' settlement. It is currently developing into a high-density urban community.

High-Level Land Uses
Guidance for future growth in key mixed-use, employment or major project areas.

Existing High Streets and Commercial Hubs: Local-serving shops and services are important anchors for the different Neighbourhood Types. These existing commercial areas will be enhanced and expanded to better support complete neighbourhoods and a growing city.
*See **Part 5** 2. Economy for more details.*

Industrial/Employment: Vancouver's limited industrial/employment areas are primarily intended for production, distribution, and repair activities with opportunities for office-based employment on upper floors, hotels in areas well-served by transit, and for compatible arts or creative uses. Residential uses are generally not permitted on these lands.
*See **Part 5** 2. Economy for more details.*

Major Projects Sites: There are several major project sites within Vancouver. These master planned communities in progress are designed to provide a range of housing types and tenures supported by shops and services, new infrastructure, and public amenities including parks, childcare, and community and cultural infrastructure. Detailed planning and urban design policy will continue to guide redevelopment of identified major project sites.

Neighbourhood Type
Conceptually illustrates the type, scale, and intensity of change envisioned across different areas of the city.

Metro Core/Broadway: Principal centre of business, employment, cultural, and entertainment activity for the city and region.
*See **Direction FG1.3** for more details.*

Municipal Town Centre (MTC): Second only in regional importance to the Metro Core/Broadway area, Oakridge MTC has excellent access to rapid transit and will support a dense mix of housing, jobs, and amenities.
*See **Direction FG1.4** for more details.*

Rapid Transit Area: Existing and future Rapid Transit Areas will grow to accommodate more employment uses and a wide range of housing options, including rental and social housing.
*See **Direction FG1.5** for more details.*

Neighbourhood Centre: Oriented around existing local shopping streets, these neighbourhoods will accommodate more housing choice in the future.
*See **Direction FG1.6** for more details.*

Village: These areas will add shops and services to primarily residential neighbourhoods and add Missing Middle housing nearby.
*See **Direction FG1.7** for more details.*

Multiplex Area: Multiplexes will be enabled in all neighbourhoods across the city.
*See **Direction FG1.8** for more details.*

Village/Neighbourhood Centre Overlap With Rapid Transit Area: Where a Village or Neighbourhood Centre overlaps with a Rapid Transit Area, neighbourhood type will be determined based on transit investment timing, station location, and more detailed area planning.

Networks and Systems
Key transportation and ecological elements that must be considered as the city grows.

Transit

Existing Rapid Transit: High capacity, fast and frequent transit that operates on dedicated or grade-separated rights-of way.

Existing Rapid Transit Station: A key hub connecting the regional rapid transit network with multiple transportation modes—such as buses, bike share, micromobility, car share, and ride-hailing—while offering retail, services, public spaces, secure bike parking, pick-up/drop-off zones, and links to greenways and transit corridors.
*See **Part 5**. 5 Transportation for more details.*

Major Transit Network: Principal centre of business, employment, cultural, and entertainment activity for the city and region.
*See **Part 5**. 5 Transportation for more details.*

Ecology

Park, Open Space, or Greenspace Outside Vancouver: Parks and open spaces include uses such as golf courses, natural systems, and cemeteries. The Vancouver ODP contains policies to enhance and expand parks and open spaces to meet ecological goals and the needs of the community.

Ecological Corridor: Naturally managed areas that provide ecosystem services and connectivity across natural areas and ecological attributes. Include both current and future opportunity ecological corridors.
*See **Part 5**. 4 Ecology for more details.*

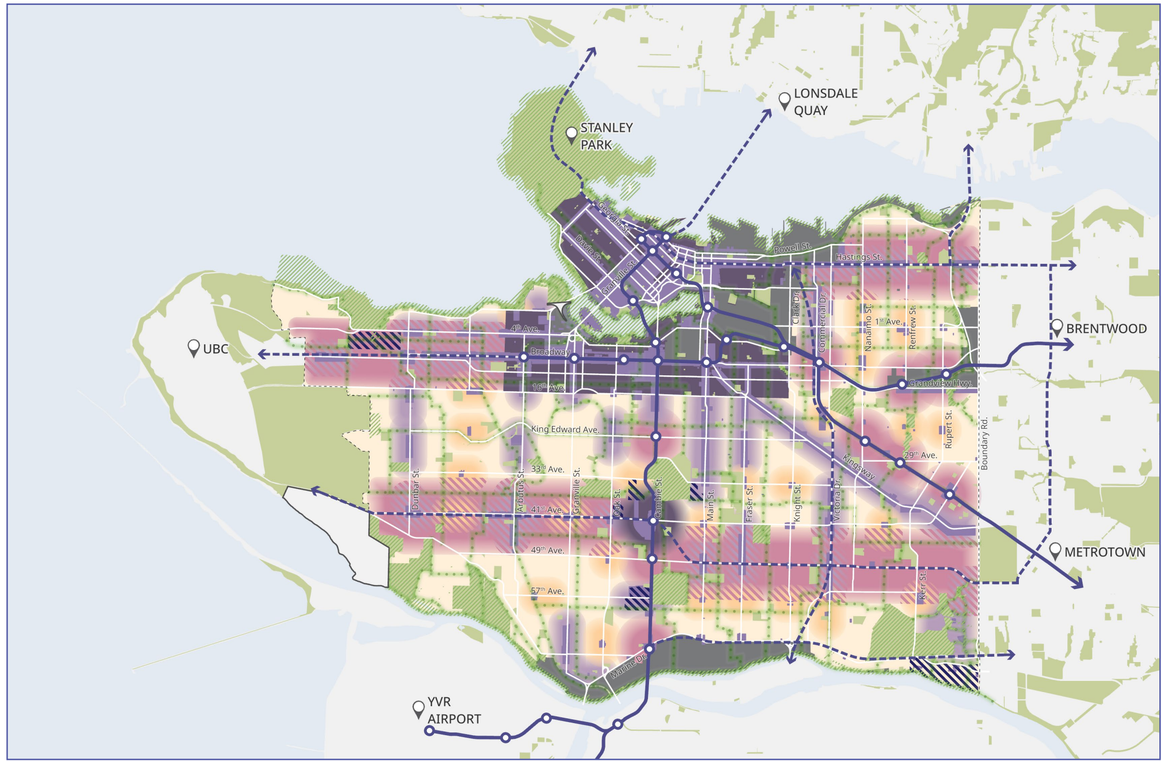
Environmentally Sensitive Area: Lands that have ecological attributes worthy of special care to preserve their natural state and function.
*See **Part 5**. 4 Ecology for more details.*

This Land Use map conceptually illustrates Vancouver's future land use. It does not enable development applications or enquiries.

Area boundaries are illustrative and will be refined through more detailed future planning work. The Plan reflects the same rapid transit corridors identified in TransLink's *Transport 2050* plan; corridor alignments will be refined with future transit planning and, if needed, neighbourhood/corridor land use planning boundaries will be adjusted accordingly. Areas within a Transit-Oriented Area (TOA) will be considered in the context of the provincial TOA regulations.

Full build out of the Urban Structure Strategy is not expected by 2050.

Map 2: Urban Structure Strategy



High-Level Land Use
- High Streets and Commercial Hubs
- Industrial/Employment
- Major Projects Site

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
- Park, Open Space, or Greenspace Outside Vancouver
- Waterbody
- Ecological Corridor
- Environmentally Sensitive Areas

- First Nations Reserves
- City Boundary

Part 4 FGI. Urban Structure Strategy

Direction FG1.4: Metro Core/Broadway

Reinforce Metro Core/Broadway's role as the principal centre of business, employment, cultural, and entertainment activity for the city and the region

Marine Building, Metro Core/Broadway, Vancouver (Source: Michelle Pollard)

The Metro Core/Broadway area will continue to be the urban heart of the city and region by providing a dense mix of housing and employment lands and uses, including most of the city's office and hotel towers, large format cultural venues, and commercial uses. The Metro Core/Broadway area includes many of Vancouver's oldest neighbourhoods with significant community, cultural, and historic importance in the region. While the Metro Core/Broadway area plays a significant role in the region, it is also made up of a collection of distinct local neighbourhoods that are home to a diverse mix of people.

Policies

FG1.4.1 **Housing.** Protect and renew existing affordable housing and expand supply through reinvestment and intensification, mitigating displacement, and allowing residents to stay in their neighbourhood.

FG1.4.2 **Jobs.** Intensify, enhance, and expand jobs space to ensure the industrial/major employment, major office, hotel, cultural, and retail-commercial space required to support a thriving local and regional economy.

FG1.4.3 **Displacement.** Prioritize supporting renter households, artists, small businesses, performance venues, and non-profits to remain in Metro Core/Broadway neighbourhoods.

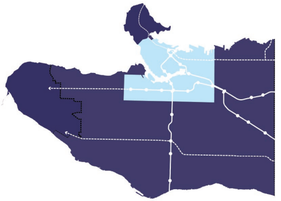
FG1.4.4 **Transportation hub.** Enhance the Metro Core/Broadway area as the region's multimodal transportation hub and optimize regional access as well as the movement of people and goods among key destinations.

FG1.4.5 **Public realm.** Enhance a high-quality public realm, including Broadway as a Great Street, in the Metro Core/Broadway area to support high-density living and working, public life, social connections, and economic uses.

FG1.4.6 **Waterfront.** Enhance the use, enjoyment, and resilience of Vancouver's public waterfront by ensuring that public spaces are resilient to coastal flooding and sea level rise.

FG1.4.7 **Ecology.** Improve tree canopy, especially in DTES and other areas that are currently deficient, and integrate green space for rainwater and urban drainage.

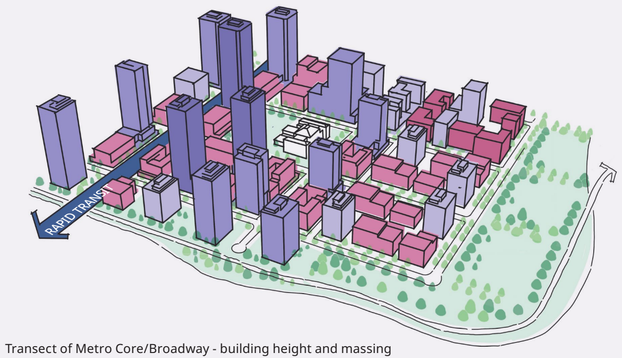
FG1.4.8 **Arts and culture.** Expand opportunities for, and mitigate displacement of, arts and culture space to support the largest concentration of arts and culture uses in the region.



Metro Core/Broadway

Examples of building types in the Metro Core/Broadway

Multiplexes + Townhouses 1-3 storeys | Low-Rise 3-6 storeys | Mid-Rise 7-12 storeys | High-Rise 13-26 storeys



Transect of Metro Core/Broadway - building height and massing

Direction FG1.5: Municipal Town Centre

An inclusive, mixed-use centre with significant housing and jobs space, services, and amenities

Rendering of Oakridge redevelopment (Source: Westbank/Henriquez Partners)

Second only in importance to the Metro Core/ Broadway area, Oakridge is a regionally designated Municipal Town Centre with excellent access to rapid transit, parks, and amenities. This area has undergone a detailed planning process that enables a dense mix of housing and employment uses supported by a high-quality public realm and amenities including new park, library, and recreation space. The Municipal Town Centre will be a vibrant hub in the city that meets community, city-wide, and regional needs.

Policies

FG1.5.1 **Housing.** Continue to implement the Cambie Corridor Plan to expand opportunities for diverse housing options with an emphasis on purpose-built market and below-market rental and social housing off main streets.

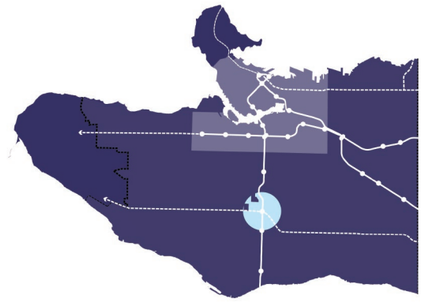
FG1.5.2 **Jobs.** Significantly increase levels of regional employment that will contribute to overall vibrancy and vitality of the town centre core.

FG1.5.3 **Local-serving shops.** Expand the retail area onto local streets, integrating new small scale commercial spaces into neighbourhoods to add vibrancy and convenience.

FG1.5.4 **Connected parks and plazas.** Seek to ensure park spaces are connected through enhanced walking routes that are pleasant, comfortable, and safe for all. New urban plazas and key community facilities will improve opportunities for social connectivity and combat isolation and loneliness.

FG1.5.5 **Built form.** Enable a variety of forms and heights (generally up to 26 storeys, with some higher buildings in strategic locations) to contribute to varied built form, on and off arterials.

FG1.5.6 **Amenities.** Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, parks, and arts and cultural spaces in mixed-use developments.



Municipal Town Centre

Examples of building types in the Municipal Town Centre

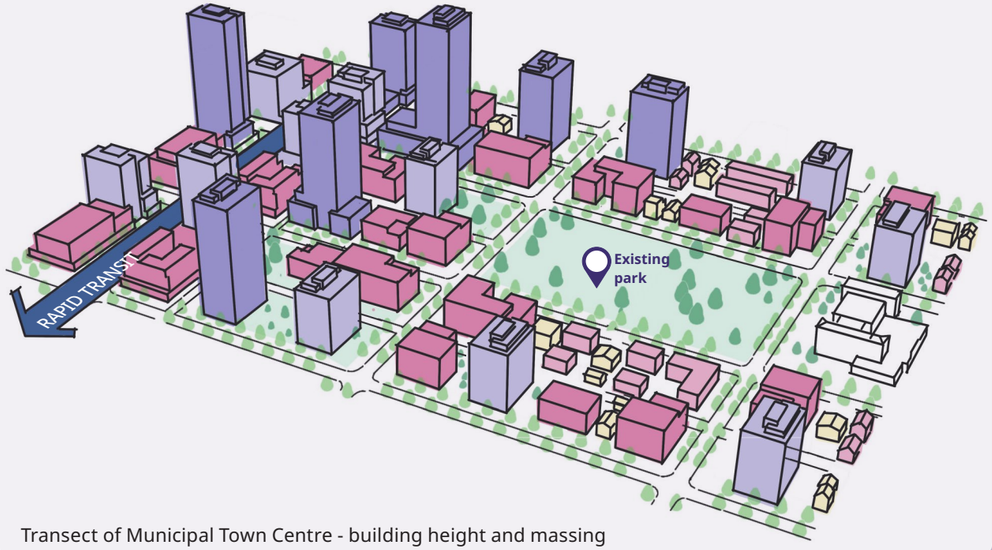
Detached Housing/Duplex 1-3 storeys

Multiplexes + Townhouses 1-3 storeys

Low-Rise 3-6 storeys

Mid-Rise 7-12 storeys

High-Rise 13-26 storeys



Transect of Municipal Town Centre - building height and massing

Direction FG1.6: Rapid Transit Areas

Reinforce vibrant, mixed-use neighbourhoods providing more opportunities for purpose-built rental and social housing, childcare, community infrastructure, and arts and culture uses, together with public spaces that allow people to connect

Example of a Rapid Transit Area
(Source: Brisco Manufacturing Ltd.)

Rapid Transit Areas are generally within a 10-minute walk of existing or future rapid transit stations. Locating jobs and purpose-built rental housing near transit moves the city closer to a zero carbon future, is important for accessibility, and offers an economic advantage for people who rely on transit as a lower cost transportation option. As more people move into these neighbourhoods, high-quality public spaces and access to amenities becomes even more important.

Policies

FG1.6.1 **Housing.** Protect and renew existing affordable housing, and expand opportunities for diverse housing options with an emphasis on purpose-built market and below-market rental and social housing.

FG1.6.2 **Housing.** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

FG1.6.3 **Jobs.** Support significant levels of regional employment by expanding employment uses and preserving employment lands as exclusively 'jobs only'. Consider requirements for ground floor retail-commercial with office above near transit stations and explore opportunites to introduce compatible industrial uses.

FG1.6.4 **Jobs.** Enable mixed-use spaces such as business centres, co-working spaces, affordable incubator spaces, and arts and culture spaces.

FG1.6.5 **Built form.** Aim for a more distributed (versus concentrated) pattern of development that allows for mid- to high-rise buildings (generally 12-26 storeys, with taller buildings in strategic locations) close to the station and also off of main streets.

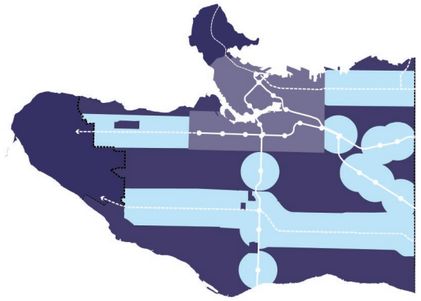
FG1.6.6 **Built form.** Allow for a mix of building types and tenures on every block with heights and densities generally decreasing further from the station.

FG1.6.7 **Transit integration.** Give consideration to greater heights and densities to offset the costs and challenges of station-integrated development. Incorporate ample, quality plaza and public space enhanced by walking and biking routes to connect people to the station area.

FG1.6.8 **Public realm.** Provide space for public plazas or open spaces adjacent to transit stations and carefully consider adjacent built form to allow adequate solar access and active frontages.

FG1.6.9 **Nature.** Seek to ensure parks, open space, streets, and private developments integrate ecological function and provide opportunities to enjoy nature with special consideration for durable landscapes that can thrive in high-traffic areas.

FG1.6.10 **Amenities.** Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, and arts and cultural spaces in mixed-use developments.



Rapid Transit Area

Examples of building types in Rapid Transit Areas

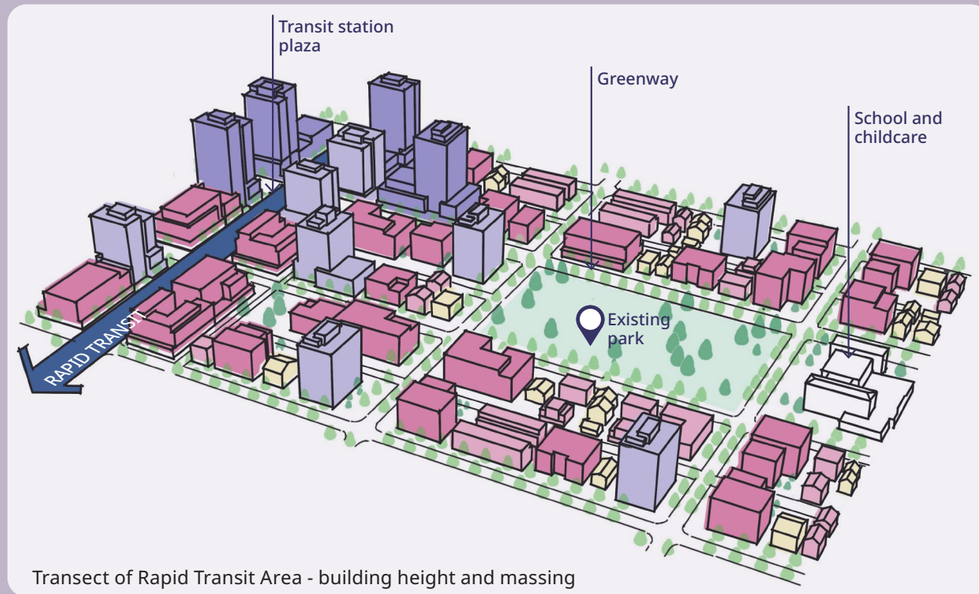
Detached Housing/Duplex 1-3 storeys

Multiplexes + Townhouses 1-3 storeys

Low-Rise 3-6 storeys

Mid-Rise 7-12 storeys

High-Rise 13-26 storeys



Transect of Rapid Transit Area - building height and massing

Direction FG1.7: Neighbourhood Centres

Enhance Neighbourhood Centres as successful, mixed-use neighbourhoods with vibrant local shopping areas, green and leafy residential streets, a wide range of housing options, and supportive amenities

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

Neighbourhood Centres come in many different shapes and sizes and are oriented around local shopping streets where people come together to shop, work, connect with friends, and access their daily needs. These shopping streets are generally served by frequent transit routes and often have many small, independent shops that support a diverse local economy. As the city grows and changes, these neighbourhoods will include more housing choice, including secure options for renters and low- to moderate-income families and individuals, on quieter residential streets. Existing conditions unique to each area, like amenity provision, variety of shops and services, existing built form, and ecological conditions, will help shape the overall future of these neighbourhoods.

Policies

FG1.7.1 **Housing.** Create new housing opportunities for low- and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, parks, schools, and other amenities and services.

FG1.7.2 **Housing.** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

FG1.7.3 **Jobs.** Support city-serving employment areas by providing a mix of minor office, compatible light industrial, service, and retail commercial uses.

FG1.7.4 **Local shopping streets.** To support the success of local shopping streets:

a) Consider allowing commercial uses to extend around corners onto quieter local streets to encourage continuity;
b) Explore street closures or plazas to enhance adjacent public spaces;
c) Encourage small storefronts and flexible spaces to provide affordable space for local-serving businesses;
d) Encourage the expansion of local shopping streets to meet demand as population grows; and
e) Explore opportunities to add compatible light industrial or production uses such as artist studios or maker spaces to provide a greater diversity of uses and neighbourhood vibrancy.

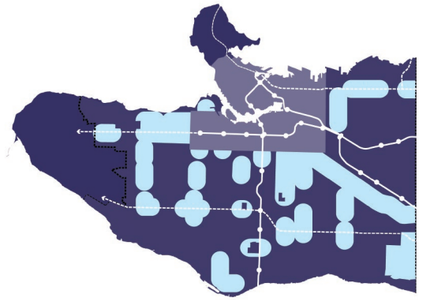
FG1.7.5 **Built form.** Maintain lower building heights (up to 6 storeys) along local shopping streets to maintain solar access, with higher forms considered in the immediately surrounding blocks.

FG1.7.6 **Built form.** Allow for the building heights and densities necessary to deliver rental and social housing while also considering a distributed pattern of growth that allows for smaller towers (around 12 storeys) generally within a block or two of the local shopping street.

FG1.7.7 **Public realm.** Explore opportunities for public open spaces, co-located with community uses and/or local-serving retail, on quieter local streets.

FG1.7.8 **Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.7.9 **Amenities.** Explore ways to integrate amenities such as public and non-profit childcare, community infrastructure, and arts and cultural spaces in mixed-use developments.



Neighbourhood Centre

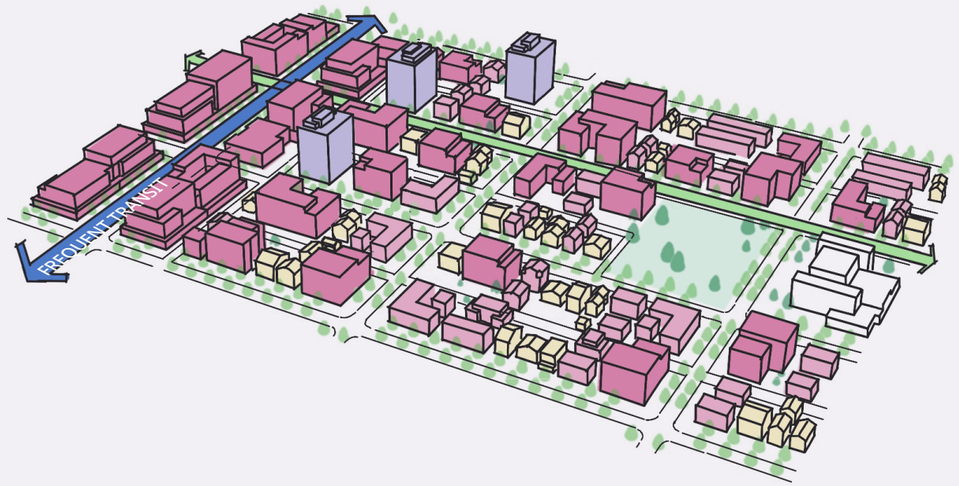
Examples of building types in Neighbourhood Centres

Detached Housing/Duplex 1-3 storeys

Multiplexes + Townhouses 1-3 storeys

Low-Rise 3-6 storeys

Mid-Rise 7-12 storeys



Transect of Neighbourhood Centre - building height and massing

Direction FG1.8: Villages

Strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods

Smaller commercial uses in a Village (Source: City of Vancouver)

Villages are oriented around a smaller collection of commercial and community uses that provide local jobs, daily needs, and community place-making and social connection. Adjacent residential areas are primarily low-rise and predominately ground-oriented housing. New housing choice, in the form of multiplexes, townhouses, and low-rise apartments, will bring more people of different ages, incomes, and backgrounds into the community and will help to support local shops and services. Existing conditions unique to each area, like amenity provision, variety of shops and services, existing built form, and ecological conditions, will help shape the overall character of these neighbourhoods.

Policies

FG1.8.1 **Housing.** Create new housing opportunities for low-and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, parks, schools, and other amenities and services.

FG1.8.2 **Housing.** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

FG1.8.3 **Shopping areas.** Expand existing retail clusters along streets less impacted by traffic noise and pollution. Where existing retail clusters do not exist, explore opportunities to locate retail near community uses such as schools, public and non-profit childcare, and community infrastructure.

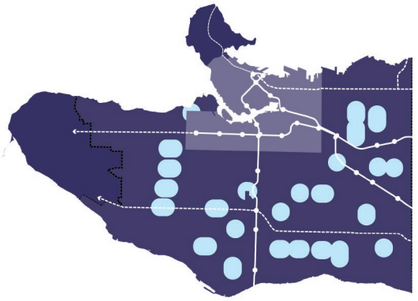
FG1.8.4 **Shopping areas.** Consider a minimum of two continuous blocks of retail to improve business viability.

FG1.8.5 **Built Form.** Allow a variety of mixed-use, low-rise buildings and detached, and low-rise housing up to 6 storeys.

FG1.8.6 **Public realm.** Co-locate public open spaces with shops, services, and community spaces to support local businesses and provide opportunities for social connection.

FG1.8.7 **Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.8.8 **Amenities.** Explore ways to support village-scale childcare, and community and cultural infrastructure.



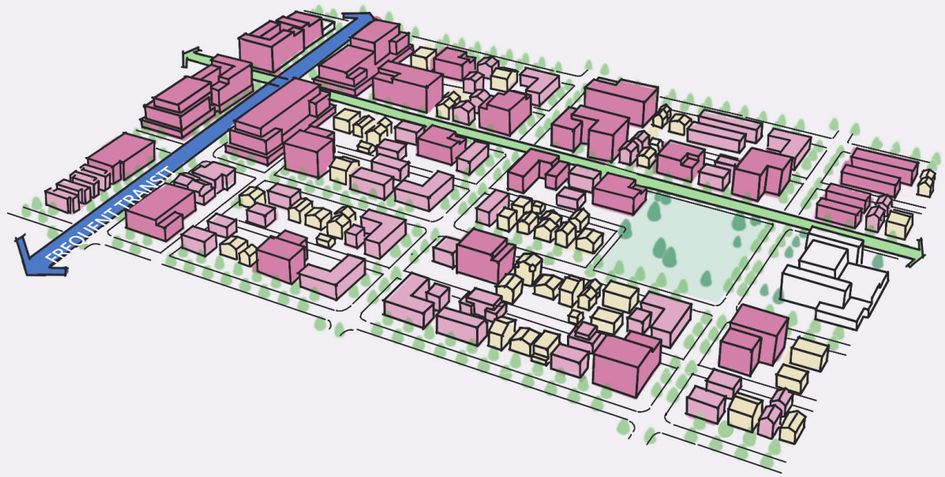
Village

Examples of building types in Villages

Detached Housing/Duplex 1-3 storeys

Multiplexes + Townhouses 1-3 storeys

Low-Rise 3-6 storeys



Transect of Village - building height and massing

Direction FG1.9: Multiplex Areas

Evolve Vancouver's low-density residential areas to advance smaller scale Missing Middle housing across the city. Respect the local character of neighbourhoods while adding housing choice, local-serving shops and services, and home-based business opportunities

Multiplex building, Grandview-Woodland (Source: City of Vancouver)

Multiplexes offer a new type of ground-oriented housing as a similar but more affordable and sustainable option to single-detached homes. Multiplex areas will also include small-scale mixed-use buildings to provide more job space, and local-serving shops and services. Enabling new housing options and uses in these areas will help improve housing choice and build a more equitable and resilient city.

Policies

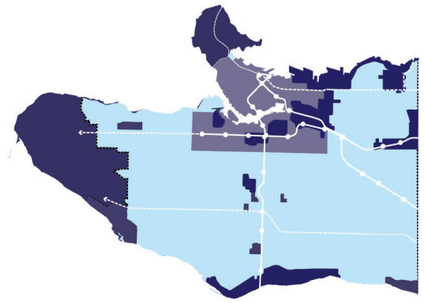
FG1.9.1 **Housing.** Expand single lot multiplex housing options across the city's lower density residential areas.

FG1.9.2 **Jobs.** Support opportunities to add stores, shops, work from home options, home-based businesses, and the informal economy to help meet the needs of a growing population. Explore new job space in single developments, clustered, or co-located with community uses.

FG1.9.3 **Built form and character.** Allow primarily smaller scale, ground-oriented residential (1-3 storeys) and up to 4-6 storeys for rental or social housing where enabled by policy.

FG1.9.4 **Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.9.5 **Public realm.** Deliver public realm improvements to support social connection, business activity, and enhanced ecological function.



Multiplex Area

Examples of building types in Multiplex Areas

From left to right: Multiplex buildings, Grandview-Woodland (Source: City of Vancouver); Norquay Village (Source: City of Vancouver) and Strathcona (Source: MA+HG Architects)

Direction FG1.10: Equity and Resilience

Ensure future public investments are distributed more equitably among Vancouver neighbourhoods and help reduce our risk from shocks and stresses

Uneven patterns of development and investment, both public and private, have created an inequitable distribution of housing, jobs, shops and services, transit, amenities, tree canopy, and exposure to hazards across Vancouver. These different patterns of development and investment are related to class, income status, race, ethnicity, immigration status, age, gender, and other systems of power. Data-driven, spatial analysis of these patterns improve understanding of the long-standing inequities and allow us to ask better questions, prioritize investment, direct growth and change, and address hazards and risk in a more equitable and resilient way.

Equity and resilience are deeply interrelated and cross-cutting goals. Providing housing, educational and employment opportunities to equity-denied groups in all neighbourhoods across the city will also create more resilient communities. New development patterns that offer affordable and secure housing, access to services and daily needs, and safe and healthy urban environments will begin to correct the systemic discrimination of the past.

Map 3 represents a high-level geographic analysis of existing conditions used to assess equity and resilience in Vancouver. It tells a powerful story that sets the stage for important work to come. The map is a composite of the following data sets chosen to assess key land use directions for equity and resilience:

1. An equitable housing system that prioritizes housing for those who need it most
   - Input: Concentration of renter households
2. Equitable access to amenities and services
   - Input: Proximity to transit, shops, and services
   - Input: Neighbourhood service levels for parks, community centres, libraries, childcare, elementary schools, and secondary schools
3. Understanding and responding to physical areas of **risk and hazard exposure**
   - Input: Building seismic risk
   - Input: Exposure to extreme heat, air pollution, and flooding

This mapping exercise represents only one analysis and is not intended to represent a thorough analysis of equity or disparity. Rather, it is one indicator that strongly points to the need to undertake a rigorous examination of the underlying root causes responsible for the outcomes identified here. Policies contained in the ODP should be used in tandem with other important policies, frameworks, tools and approaches, such as the City's *Reconciliation Framework, Equity Framework*, and *Resilience Strategy*. Analysis and policy on equity and resilience should be updated as our learning and understanding is deepened and data is improved, and with consultation with the local Nations, urban Indigenous Peoples, and other equity-denied groups.

Explaining the map
The results of this analysis roughly divide the city into Opportunity Areas and Areas in Need of Resources.

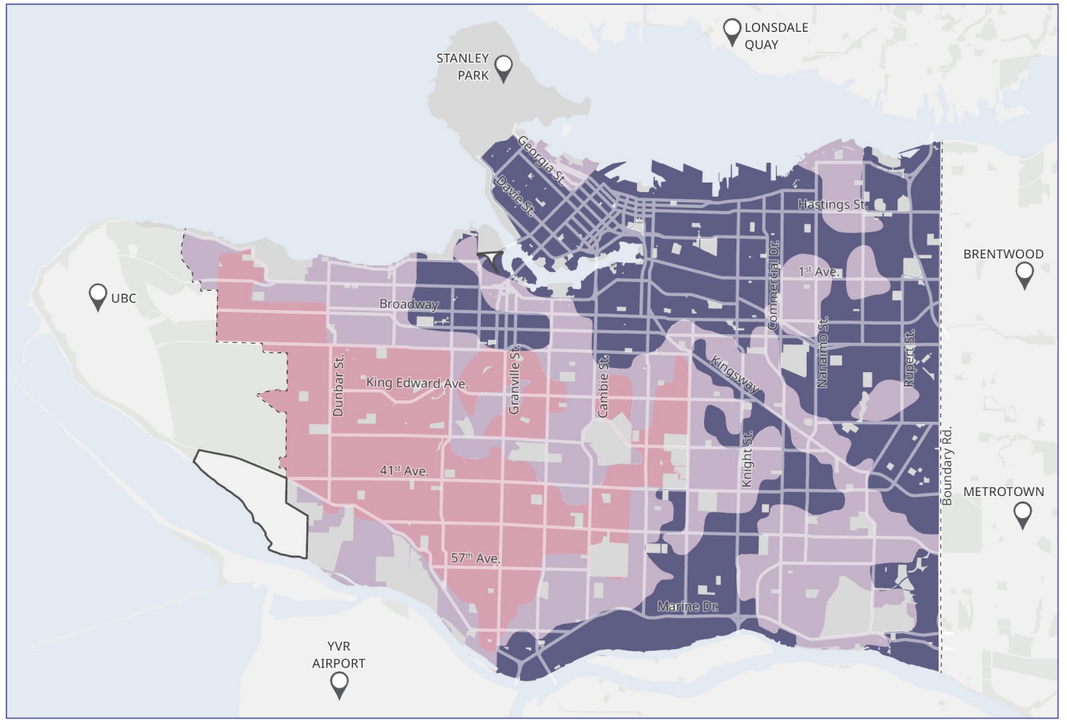
Opportunity Areas: These are areas with less housing choice today and where new residents could be well supported by existing services and amenities and might experience fewer hazards. These areas generally have two or more of the following characteristics:

- low concentrations of existing renter households;
- good access to existing services, amenities, and other daily needs; and
- low hazard risk, measured by air quality, extreme heat, flooding, and earthquake risk.

Areas in Need of Resources: These are areas where existing residents, many of whom are renters, are not as well supported with amenities and services and/or might experience more hazards. These areas generally have two or more of the following characteristics:

- moderate to high concentrations of existing renter households;
- poor access to existing services, amenities, and other daily needs; and
- high hazard risk, measured by air quality, extreme heat, flooding, and earthquake risk.

Map 3: Equity and resilience composite under current conditions



Policies

FG1.10.1 Promote a diversity of new housing types in Opportunity Areas, including new purpose-built rental, social, and Missing Middle housing.

FG1.10.2 Prioritize equity-focused risk reduction and service improvement planning in areas of the city with the highest unmet need that often face the highest risk to any hazards (Areas in Need of Resources). A public investment strategy should prioritize public investment and encourage private investment in deficient areas through a range of new and existing financial strategies and tools, such as the portability of development fees.

Direction FG1.11: Reconciliation and Indigenous Rights

Advance Indigenous rights and reconciliation through city-building work

Drummers from the local Nations drum during the UNDRIP Action Plan Unveiling Ceremony (Source: City of Vancouver)

The local Nations have led and partnered with the City of Vancouver in creating a *Vancouver UN Declaration of the Rights of Indigenous People (UNDRIP) Strategy* and *Action Plan*. These plans show a path for coming into right relations and centring local Nations and urban Indigenous People in city-building work.

Policies

FG1.11.1 In partnership with the local Nations, continue to implement the calls to action of the *City of Vancouver UNDRIP Strategy* that relate to land use planning, and update the Vancouver ODP as needed as *UNDRIP Strategy* implementation advances.

Path in Stanley Park (Source: City of Vancouver)

Table 1: Neighbourhood type guidelines

	Neighbourhood Type	Role	Housing	Jobs	Built Form	Amenities	Transportation
	Metro Core/Broadway ***RGS: Metro-Core Vancouver**	Reinforce Metro Core/Broadway's role as the principal centre of business, employment, cultural, and entertainment activity for the city and the region.	Highest density residential: intensification and renewal of purpose-built rental, and social and supportive housing to preserve affordability	Significant levels of regional employment: industrial/ major employment, major office, hotel, cultural, service retail-commercial, large institutional Multiple large grocery stores or equivalent food retail	Low-rise, mid-rise, and high-rise multi-unit buildings Consider building heights up to 30+ storeys in key locations Consider heights between 13-26 storeys, in other parts of the Metro Core/Broadway area	Public and non-profit childcare Public park and playground Zero-waste community hub Regional and city-serving gathering and celebration Regional and city-serving recreation, education, social, or cultural venues Regional and city-serving green space including the seawall, waterfront parks, and Stanley Park Food infrastructure	Regional and city-serving transportation hub: transit, major greenways, enhanced walking and biking routes, and goods movement
	Municipal Town Centre ***RGS: High Growth Municipal Town Centre**	Become a more inclusive, mixed-use centre with significant housing and job space.	Higher-density residential: encourage purpose-built market and below-market rental, and social and supportive housing close to rapid transit	Significant levels of regional employment: industrial/ major employment, hotel, major office, service, retail-commercial Large grocery store or equivalent food retail	Low-rise, mid-rise, and high-rise multi-unit buildings, generally up to 26 storeys 27+ storeys in strategic locations Minimum density: 60–200 Jobs + People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Large public plaza/gathering place City-serving recreation, education, social, and cultural facilities Food infrastructure	Rapid transit, frequent transit, major greenway connections, enhanced walking and biking routes, and goods movement
	Rapid Transit Areas ***RGS: Frequent Transit Development Area**	Reinforce vibrant, mixed-use neighbourhoods providing more opportunities for purpose-built rental and social housing, public and non-profit childcare, community infrastructure, and arts and culture uses, together with public spaces that allow people to connect.	Medium/higher-density residential: encourage purpose-built and below-market rental, and social and supportive housing close to rapid transit	City and some regional-serving employment: opportunities to add additional employment in the form of minor office, industrial, service, retail-commercial Large grocery store or equivalent food retail	Low-rise, mid-rise, and high-rise multi-unit buildings generally up to 26 storeys 27+ storeys in strategic locations Corridor: 35-80 Jobs + People/hectare Station Area: 60-350 Jobs + People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Large public plaza/gathering place City-serving recreation, education, social, and cultural facilities Food infrastructure	Rapid transit station, frequent transit, major or city greenway connections, enhanced walking and biking routes
	Neighbourhood Centre	Become a more successful, mixed-use neighbourhood with vibrant local shopping areas, green and leafy streets, a wide range of housing options, and supportive amenities.	Medium-density residential: encourage purpose-built rental, social and supportive housing, and Missing Middle options	City-serving employment: minor office, industrial, retail-commercial, service Small grocery store(s) or equivalent food retail	Low-rise and mid-rise multi-unit buildings generally up to 12 storeys Minimum residential density: 40-60 People/hectare	Public and non-profit childcare Public park and playground Zero-waste community hub Public plaza/gathering place Community recreation, education, social, and cultural facilities Food infrastructure	Frequent transit, major, city or neighbourhood greenways, enhanced walking and biking routes
	Village	Strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods.	Medium-density residential: encourage purpose-built rental, social and supportive housing, and Missing Middle options	Neighbourhood-serving employment: retail-commercial and services Cafe, convenience food, and retail Small grocery store(s)	Low-rise multi-unit residential and mixed-use buildings generally up to 6 storeys Minimum residential density: 40 People /hectare	Public and non-profit childcare Public park and playground within 400m Zero-waste community hub Food infrastructure	Frequent transit, major, city or neighbourhood greenways, enhanced walking and biking routes
	Multiplex Area	Strengthen low-density residential areas to enable smaller scale ground-oriented housing options across the city, responding to the local character of neighbourhoods while adding housing choice, local-serving shops and services, and opportunities for home-based businesses.	Low-density residential: encourage purpose-built rental housing and smaller scale Missing Middle options	Neighbourhood-serving employment: Small scale retail-commercial and services Cafe and convenience food	Primarily ground-oriented residential including single, duplex and multiplex dwellings Up to 6 storeys for rental or social housing where enabled by policy	Public park and playground within 800m	Frequent transit, city or neighbourhood greenways, enhanced walking and biking routes

*RGS = *Regional Growth Strategy*

The actual types, locations of public benefits, amenities, and servicing in a given neighbourhood will be subject to detailed area planning processes and will respond to the local context, needs and available funding.

Modest flexibility in height will be considered in detailed area planning processes where reconciliation, equity, and resilience goals are substantially addressed.

Large sites that accommodate a variety of uses (e.g., residential, commercial, and/or institutional) and include community-serving uses such as social housing, childcare, etc. may have greater flexibility in built form where building scale can be managed on site. Retail provision will be required if these large sites are outside a 10-minute walk of existing retail.

View over Strathcona into Downtown
(Source: City of Vancouver)

FG2. GENERALIZED LAND USE DESIGNATIONS

The Generalized Land Use (GLU) designations provide a general overview of the maximum development potential under the City's current land use policies and regulations. They capture the different land uses, development intensities, and (in some cases) building heights from policy and generalize them into broad categories to quickly convey the high-level land use intent for a property.

These designations and associated policy directions will be used to inform development and specifically to help determine whether an application to develop a site is consistent with the ODP. Rezoning applications that are not consistent with the GLU designations and policies cannot be considered without an ODP amendment. Amendment applications may or may not be supportable by the City.

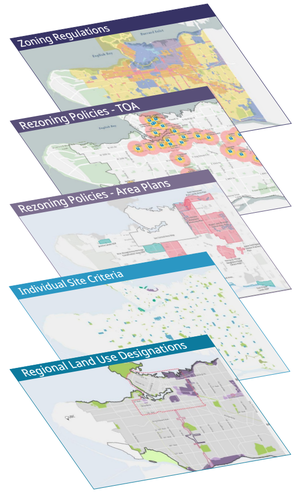
Although the GLU designations are mapped at the scale of individual properties, they do not conclusively provide the specific densities achievable on individual sites. Specific details on supportable density, height, and urban design expectations are outlined in the area plans and rezoning policies, and where zoning is aligned with policy, in the *Zoning and Development By-law*.

Collectively, these designations demonstrate where housing and job growth can be accommodated throughout the city, while ensuring sufficient protections are in place for natural systems, parks, and important community-serving uses. When mapped across the city, the GLU designations indicate enough capacity to exceed the City's estimated 20-year housing need, as prescribed by the provincial government.

Building Blocks of the Generalized Land Use Designations

The City's land use regulations and policies that guide development each constitute a building block informed the GLU designations, and are outlined below.

Figure 14: Building blocks of the GLU



Zoning Regulations

Regulations in the *Zoning and Development By-law*, as well as several area-specific ODPs, establish a baseline for development that is permissible in the city. These regulations specify the land uses, heights, densities, siting, and design requirements that apply to a property.

Area Plans and Rezoning Policies

Council may consider applications to rezone properties to enable different or higher density land uses than those permitted under existing zoning. Council has adopted rezoning policies to guide rezoning applications, outlining the potential height, density, and variety of uses that are supportable on a site when certain conditions are met, such as the delivery of affordable housing or public amenities.

Rezoning policies can be geographically based, such as those within **area plans*** (e.g., *Broadway Plan, Cambie Corridor Plan*) and the *Transit-Oriented Areas Rezoning Policy*. These geographically based rezoning policies are a fundamental layer in the GLU designations and show the highest level of intensity that policy enables on a site through the rezoning process. Other rezoning policies that are not geographically based may also guide development potential (e.g., *Mass Timber Policy for Rezonings*).

Individual Site Criteria

Some sites contain underlying regulations that do not accurately reflect their intended uses under the ODP. In these instances, sites are individually classified in the GLU map under a particular GLU designation that better reflects the intended direction for that site.

For example, parks and public school sites may have zoning that is more permissive than the ODP's intended direction for those sites. In those cases, the GLU designation reflects the ODP intent for those sites instead of the underlying zoning. In these examples, parks are designated as "Parks and Open Space", and schools are designated as "Institutional".

Regional Land Use Designations

Metro Vancouver designates land uses at the regional level through the *Metro 2050 Regional Growth Strategy.* Regional land use designations that impact land development inform the GLU designations, including industrial, employment, agricultural, and conservation and recreation.

***Area Plans**

Council has approved area plans for various parts of the city.

While the GLU designations reflect the general intent of underlying policies, area plans provide highly detailed land use direction. This means that the maximum height achievable on a site may be less than the maximum height indicated in the GLU designation due to lower height maximums specified in the area plan. To fully understand a site's development potential, it is essential to consult the area plans and any other applicable policies.

Understanding Generalized Land Use Designations

The GLU designations reflect the development potential under current policies and regulations. Each designation indicates the land use(s), built form, and in some cases, building heights that are permitted within that designation*.

Certain types of land uses, such as parks and open spaces, childcare facilities, and other community-serving uses, are generally enabled across most areas of the city to support complete neighbourhoods. Vancouver's neighbourhoods include a diverse range of community-serving uses of varying sizes and scales. Local community facilities such as schools, libraries, childcare centres, community care and assisted living facilities, places of worship and recreation centres are woven into neighbourhoods throughout the city and enabled within every GLU designation except Agricultural. Where zoning only enables institutional uses on a specific site, the GLU map identifies such sites as "Institutional".

The GLU designations do not create development rights or entitlements and not all sites will be able to achieve the maximums outlined in their designation. Property owners wishing to develop their site should consider specific directions from the applicable regulations/ policies that informed that designation. For example, sites eligible for rezoning under the *Secured Rental Policy* may need to provide secured market rental in order to achieve the heights outlined in their GLU designation. In areas included in the City's *Rental Housing Stock Official Development Plan*, redevelopments involving existing rental housing must replace it (see the *Rental Housing Stock ODP* for further details). Additionally, property owners may be required to contribute towards amenities and infrastructure when developing a site.

Other site constraints may apply that limit height or the uses enabled, either due to unique site conditions or specific policy directions separate from the rezoning policies that informed the designation (see examples in **Table 2:** *Supplementary Site Constraints*). **Table 2** is provided for guidance only and does not represent all the constraints that may affect a site.

Some regulations or policies may enable heights above what is enabled under the GLU designation. **Table 3** lists these exceptions to GLU designations, where additional heights are enabled for certain applications without requiring a change to the GLU designation of the site.

Table 2: Supplementary site constraints†

- Solar access and public view guidelines and policies
- Hazardous lands (e.g., steep slope, groundwater, floodplain, etc.)
- Proximity to rail facilities
- Environmentally Sensitive Areas
- Recorded and unrecorded archaeological sites
- Environmental contamination
- Flight paths related to airports, aerodromes, and heliports
- Presence of Seniors Housing (see Seniors Housing Rezoning Policy)
- Heritage protection (e.g., through Heritage Designation By-laws, Heritage Revitalization Agreements, and Heritage Restoration Covenants)
- Rental protection policies and regulations (e.g., Tenant Relocation and Protection Policy, Rental Housing Stock ODP, Single-Room Accommodation By-law)

†The above list is provided for guidance only and does not represent all the constraints that may affect a site.

Table 3: Height exceptions to GLU designations

1. Site where 100% of residential floor space is allocated to social housing as enabled by policy or regulation
2. Sites subject to a Heritage Revitalization Agreement where a variance to height has been provided in exchange for restoration, preservation or protection of a building or heritage feature
3. Mass Timber Policy for Rezonings (2024)
4. Seniors Housing Rezoning Policy (2024)
5. Below-Market Rental Housing Policy for Rezoning (2019)
6. Zoning districts where the Director of Planning or Development Permit Board may increase building height: C-2, C2-C, C2-C1, C3-A

*The *Vancouver Charter* requires the ODP to include statements and map designations on the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction. Note there are no locations or areas in the city that are suitable for such activities.

Direction FG2.1: Generalized Land Use Policies

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

Policies

FG2.1.1 Rezoning applications that are contrary to a site's Generalized Land Use designation shall be considered contrary to the ODP unless an exception exists for such an application as provided in **Table 3** and *Policy FG2.1.6* or *Policy FG2.1.7.*

FG2.1.2 Rezoning applications should align with applicable area plans, policy statements, and rezoning policies. See **Appendix B** for maps showing the boundaries of some of the City's relevant land use policies and regulations.

FG2.1.3 In-progress major project sites, as identified in **Map B5** (Appendix B), shall have their land uses and building heights determined through the CD-1 rezoning process. Their GLU designation prior to the enactment of their respective CD-1 bylaws shall reflect the overall land use mix and building heights per applicable area plans, policy statements, and area-specific ODPs, but shall not be used for the purposes of determining consistency with the ODP.

FG2.1.4 For rezoning applications that include closing a portion of road to be consolidated with a project site, the land use designation of the adjoining portion of the site shall be applied to the portion of land that was formerly dedicated road, without the need for an ODP amendment. In cases where sites with different designations are being consolidated across a portion of road, the designation of the closed road will be split equally.

FG2.1.5 Development applications for sites that contain uses or structures that are at variance with the Generalized Land Use designation, shall be considered consistent with the Vancouver ODP if the use or structure is a protected non-conforming use or structure under the *Vancouver Charter.*

FG2.1.6 Any proposed development that conforms to regulations under the *Zoning and Development By-law* in effect for that site prior to the adoption of this ODP and that remain in effect, shall be considered consistent with the Vancouver ODP.

FG2.1.7 Rezoning applications approved in principle prior to adoption of this ODP can be enacted by Council after enactment of the ODP, subject to meeting their rezoning conditions, and are to be considered consistent with the ODP.

False Creek (Source: City of Vancouver)

Generalized Land Use Designations Map

The Generalized Land Use (GLU) map shows the distribution of GLU designations across the city. These designations and associated policy directions provide a generalized overview of the maximum development potential under current policies and land use regulations at the scale of individual property parcels (see ***Direction FG2.1****: Generalized Land Use Policies*).

Together with the relevant land use by-laws and policies that apply to the site, the GLU map will be used to evaluate development proposals. Rezoning applications that are not consistent with the GLU designations cannot be considered without an ODP amendment.

- **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 1** – 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 above 26 storeys. Lower density forms and compatible non-residential uses are permitted.
- **Mixed-Use Low-Rise** – Low-rise, commercial or mixed-use residential apartments 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, commercial or mixed-use residential apartments up to 12 storeys. Non-residential uses are required.
- **Mixed-Use High-Rise 1** – High-rise, commercial or mixed-use residential apartments up to 26 storeys. Non-residential uses are required.
- **Mixed-Use High-Rise 2** – High-rise, commercial or mixed-use residential apartments above 26 storeys. Non-residential uses are required.

Designations Outline

Each GLU designation includes a vision and intent, anticipated uses, and maximum building heights (where applicable). Main and complementary uses are outlined using the land use categories from Section 2 of the *Zoning and Development By-law*. Main uses reflect the predominant uses that can be anticipated under a particular GLU designation whereas complementary uses are only expected occasionally either as a standalone use or in conjunction with the main uses. An additional partial storey for common rooftop amenity space shall not be considered an additional storey for the purposes of determining building height. Where a development site includes two or more GLU designations within its boundaries, the uses and building heights on each portion of the site shall be consistent with the respective GLU designation.

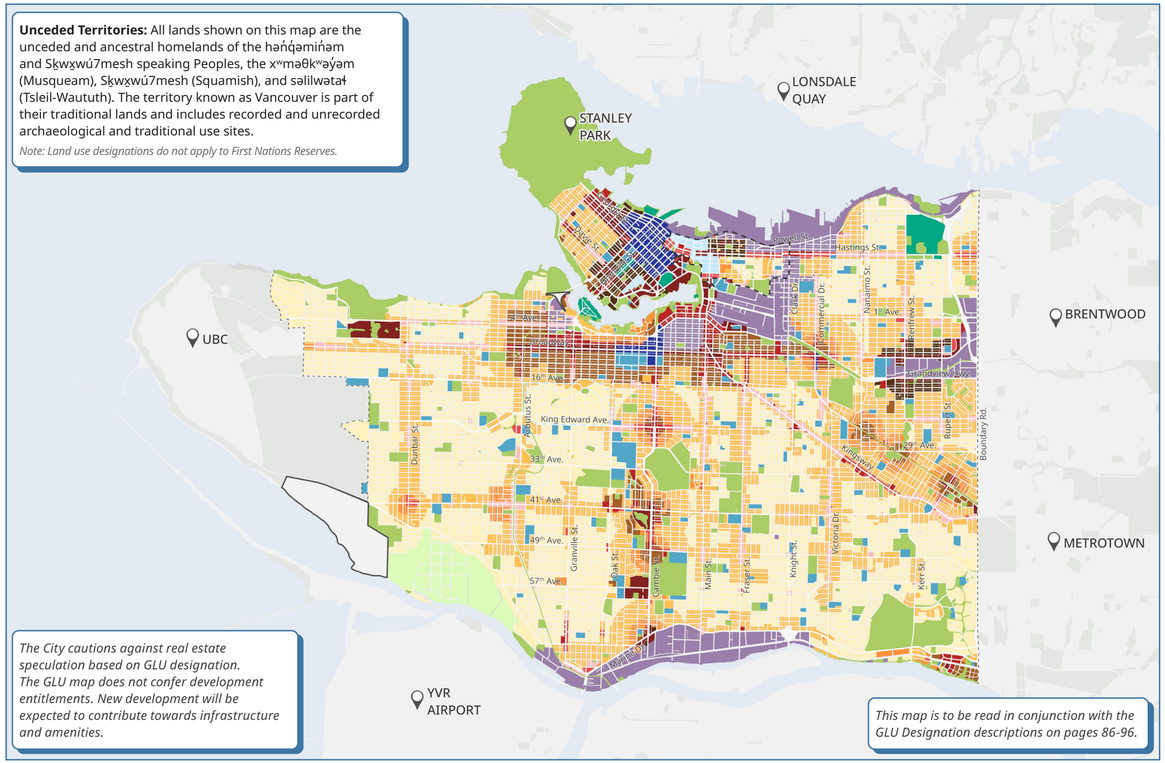
Informational summaries of the GLU designations are shown on this page for convenience. Detailed descriptions for each designation are provided in the subsequent section.

- **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. Only certain types of residential uses are permitted, often in conjunction with specified non-residential uses.
- **Industrial and 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.

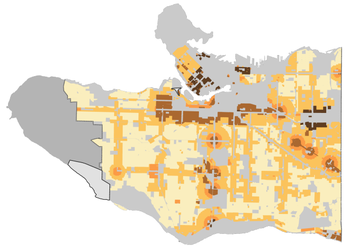
Overlays

- **Downtown Eastside** (DTES) – The DTES is home to some of Vancouver's earliest neighbourhoods and the historic heart of the city. Many residents are impacted by systemic inequities including racism, discrimination, poverty, homelessness, mental health and impacts of trauma, substance use, and violence. Detailed neighbourhood planning policy for the area exists in the DTES Community Plan, including a portion of the neighbourhood that is identified as a Community-Based Development Area, which has a high concentration of critical community assets.
- **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.

Map 4: Generalized Land Use map



Residential Designations



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 throughout residential neighbourhoods to support complete neighbourhoods.

Main Uses:

- Dwelling

Complementary Uses:

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

Building Heights:

1-26+ storeys dependent on anticipated building typology (as outlined below).

Lower density forms and complementary non-residential use are permitted in all areas designated as Residential

Residential Multiplex

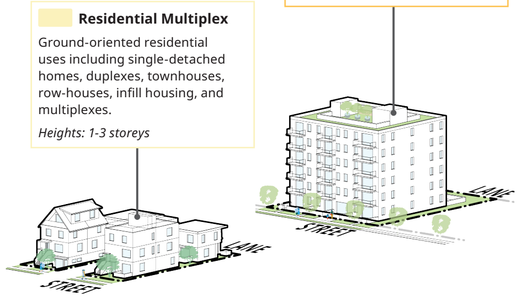
Ground-oriented residential uses including single-detached homes, duplexes, townhouses, row-houses, infill housing, and multiplexes.

Heights: 1-3 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 Mid-Rise

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

Heights: Up to 12 storeys

Residential High-Rise 1

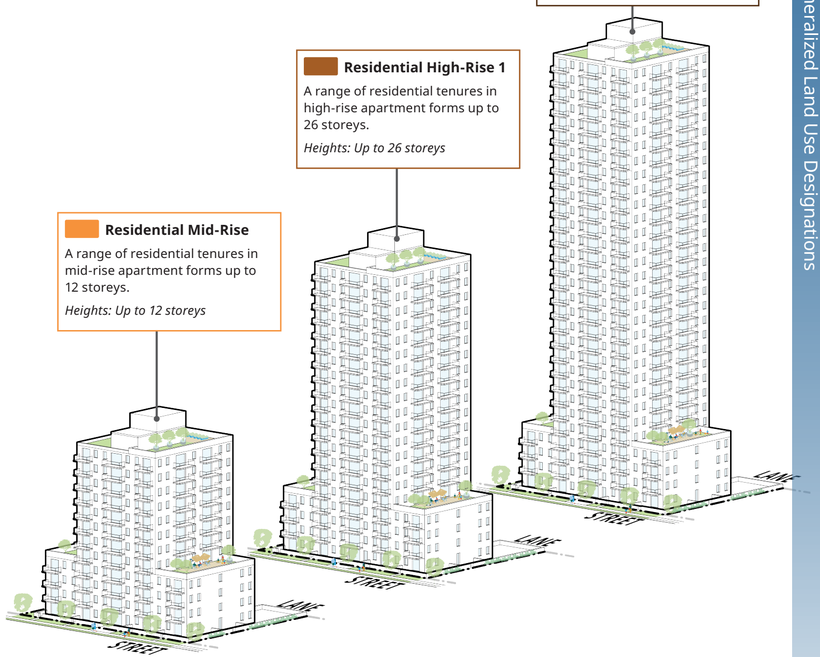
A range of residential tenures in high-rise apartment forms up to 26 storeys.

Heights: Up to 26 storeys

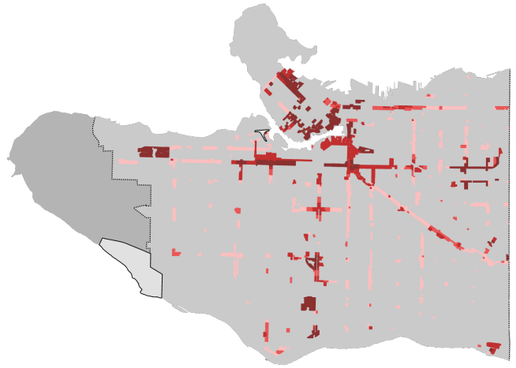
Residential High-Rise 2

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

Heights: Above 26 storeys



Mixed-Use Designations



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 retail/service 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.

Main Uses:

- Mixed-use buildings with non-dwelling uses at ground level 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

Building Heights:

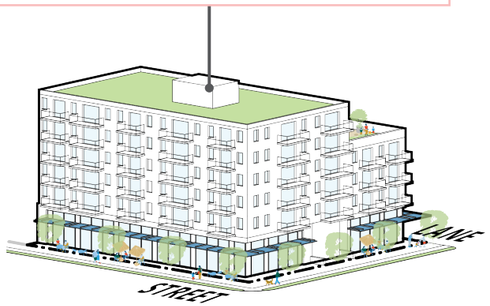
1-26+ storeys dependent on anticipated building typology (as outlined below).

Lower density forms are permitted in all areas designated as Mixed-Use Residential

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 or 8 storeys.

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



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 High-Rise 1

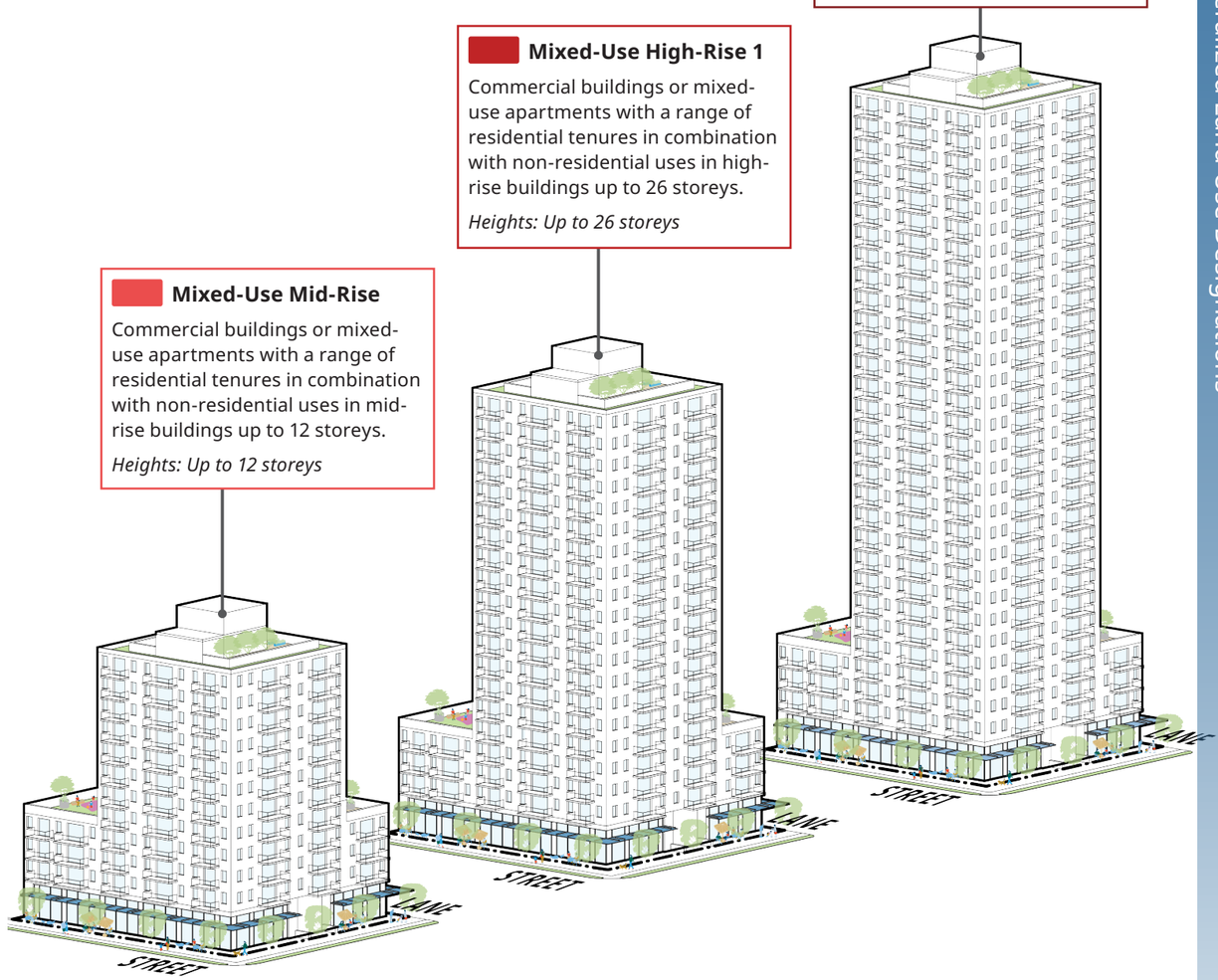
Commercial buildings or mixed-use apartments with a range of residential tenures in combination with non-residential uses in high-rise buildings up to 26 storeys.

Heights: Up to 26 storeys

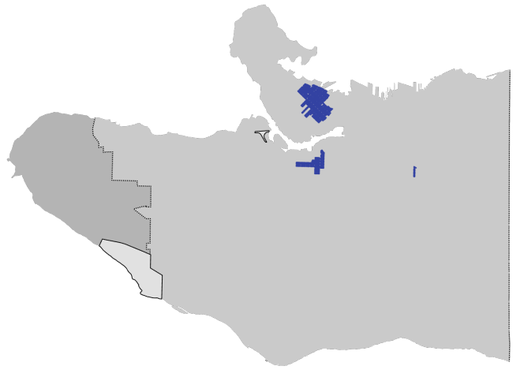
Mixed-Use High-Rise 2

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



Business Districts



Main Uses:

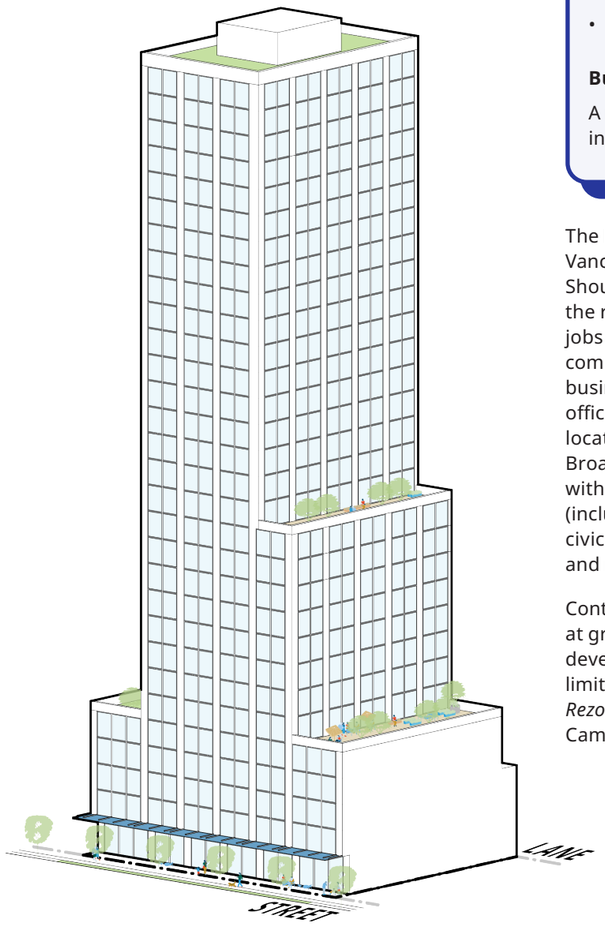
- Office
- Service
- Cultural and recreational
- Retail
- Institutional

Complementary Uses:

- Compatible manufacturing, wholesale, and transportation, and storage uses
- Utility and communication
- Parking
- Dwelling uses, subject to restrictions and only in certain areas (see respective rezoning policies)
- Agricultural

Building Heights:

A range of building heights may be permitted, including high-rise buildings above 26 storeys.



The Business Districts designation 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. It may also apply to areas that only enable commercial uses. The CBD is the region's premier business and cultural district with major financial, office, cultural, entertainment, and tourism activities located within a transit- and amenity-rich area. Broadway Uptown is Vancouver's "second downtown", with regionally significant healthcare functions (including the Vancouver General Hospital campus), civic uses, and a high concentration of office, service and retail uses.

Continuous retail/service uses may be required at grade within the Business Districts. Residential development is generally not permitted, except in limited circumstances as outlined in the *Downtown Rezoning Policy* and in the *Broadway Plan* for Uptown/Cambie North Area C (FUCC) and Civic District (FCHD).

Downtown Heritage Areas

Main Uses:

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

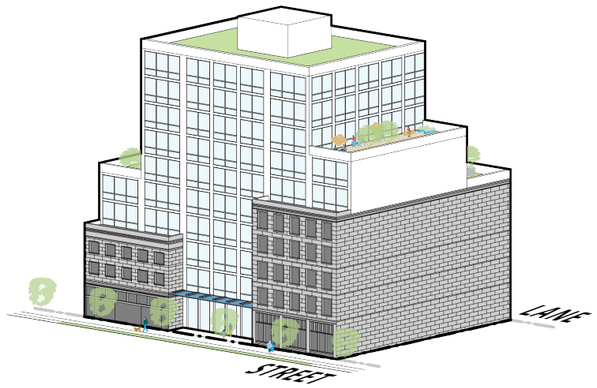
Complementary Uses:

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

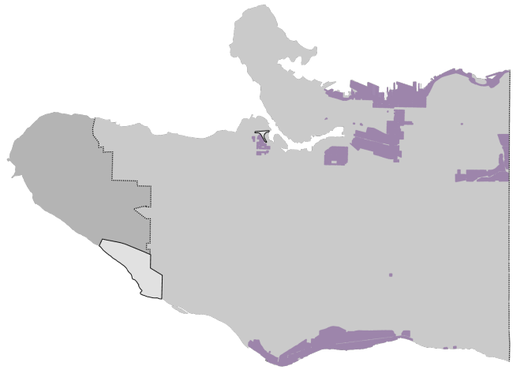
Building Heights:

Up to 8 or 10 storeys except where noted under the *Downtown Eastside Rezoning Policy*.

Lands designated as Downtown Heritage Areas include 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. Only certain types of residential uses are permitted, often in conjunction with specified non-residential uses.



Industrial and Employment



Lands designated as Industrial & Employment are 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*. Critical city- and region-serving economic activities, such as warehousing and last-mile distribution are concentrated in lands near major highways and the Port. Urban industrial lands, particularly Mount Pleasant, have emerged as a hub for high-tech and creative economy uses, including laboratories and film and animation studios.

The *Metro 2050 Regional Growth Strategy* establishes two separate types of employment-based land use designations: industrial and employment. In Vancouver, all Metro-designated industrial and employment lands have municipal industrial zoning. As such, the Vancouver ODP adopts one single Industrial & Employment generalized land use designation for Metro-designated industrial and employment land. For more details on regional land use designations, refer to **Map B1:** *Regional Land Use Designations and Overlays* in **Appendix B**.

Main Uses:

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

Complementary Uses:

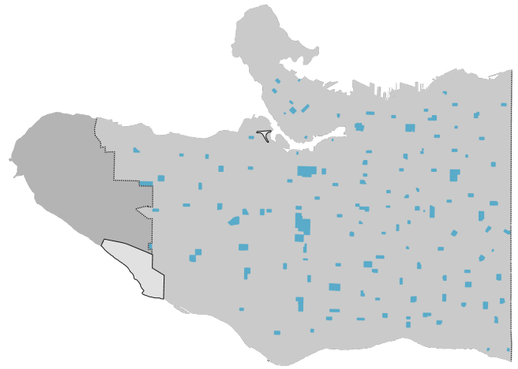
- Retail (subject to certain restrictions)
- Cultural and recreational uses (limited to compatible arts and creative uses)
- Institutional
- Agricultural
- Parking
- Uses ancillary to the business on these properties
- Dwelling uses - in limited circumstances on sites identified in **Map B6** of **Appendix B***

Building Heights:

Heights and densities are outlined in applicable district schedules within the *Zoning and Development By-law*. Additional height and density may be considered under certain policies for developments that include multi-level industrial uses.

*The *Metro Vancouver Regional Growth Strategy, Metro 2050*, allows municipalities to consider limited residential uses on Metro-designated Employment Lands within 200m of a rapid transit station and located in a Frequent Transit Development Area or Urban Centre. These residential uses can be considered across the entirety of an Industrial and Employment designated site if such a site is identified on **Map B6** of **Appendix B**. The ground floor must be used for commercial and light industrial uses, while residential uses (with an emphasis on affordable, rental housing) can be on upper floors. Suitability of residential will be carefully considered against site specific conditions (e.g., soil, groundwater and ecological conditions, hazards considerations, etc.), adjacencies, and fit within the wider area (e.g., access, goods movement needs, etc.). The list of considerations is not considered exhaustive and will vary by site. Further, adequate separation between residential and industrial uses will be necessary to safeguard public health and air quality; this buffering will be accommodated on the residential site.

Institutional



Lands designated as Institutional are generally reserved for essential institutional uses that serve a variety of needs throughout neighbourhoods. While many institutional uses are permitted in all areas of the city, lands designated as Institutional include major hospitals, colleges and universities, public schools, and other major government facilities.

Residential intensification is not permitted on lands designated for institutional uses, except for dormitory style rooms owned and operated by a campus institution or other dwelling uses ancillary only to the main use on the site. *See **Part 5** 7. Community Infrastructure,* for more policies relating to Institutional lands.

Main Uses:

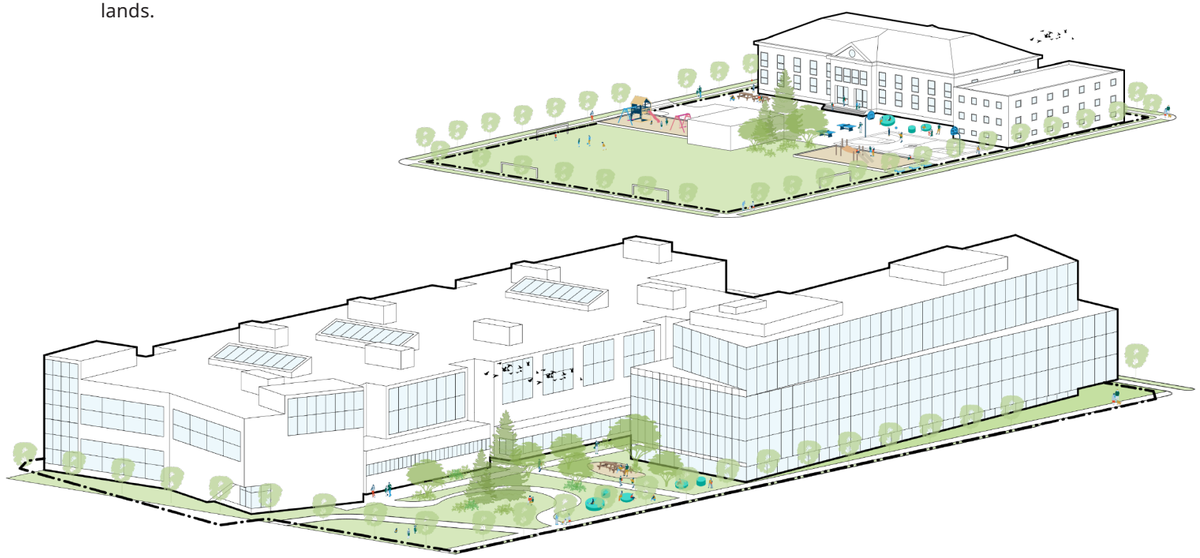
- Institutional
- Cultural and recreational

Complementary Uses:

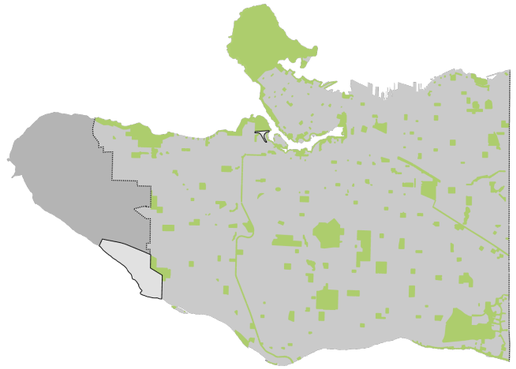
- Office
- Parking
- Service
- Agricultural
- Certain manufacturing, transportation, and storage uses
- Utility and communication
- Dwelling uses that are ancillary only to the primary on-site non-residential use, limited to dormitory style rooms

Building Heights:

Variable



Parks and Open Space



Main Uses:

- Parks or playgrounds
- Compatible cultural and recreational uses

Complementary Uses:

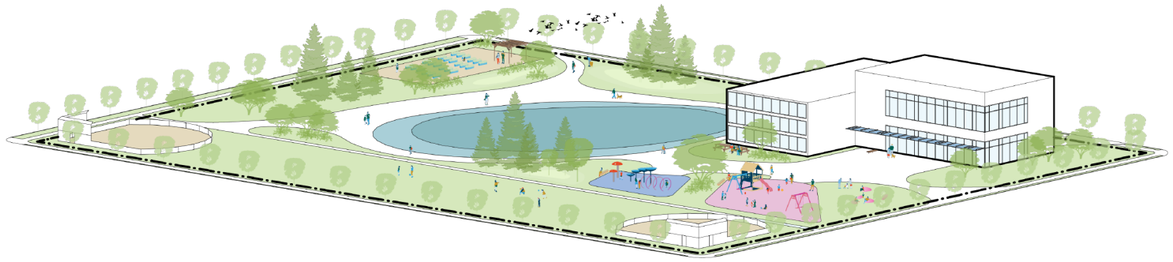
- Compatible office, institutional, retail, and service uses
- Utility and communications
- Works Yard
- Agricultural
- Dwelling uses that are ancillary to park uses

Building Heights:

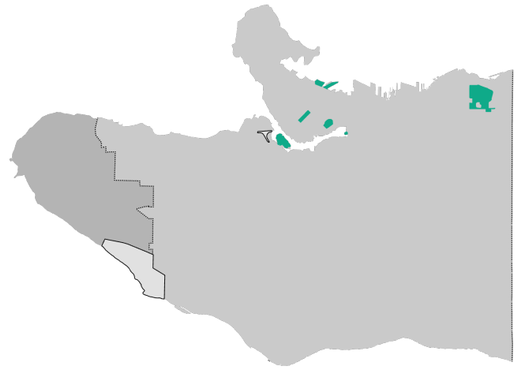
Variable

Lands designated as Parks and Open Spaces include 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. This designation applies to existing parks and open spaces, as well as future parks committed through policy statements, ODPs, CD-1 rezonings, or Council-approved parkland acquisition.

Development within designated parkland is limited to uses that support or enhance park and recreation functions. Residential development is not permitted, except for minor ancillary uses (e.g., small scale park caretaker housing) directly tied to park operations or programming.



Destination Venue Districts



Main Uses:

- Retail
- Service
- Cultural and recreational
- Transportation uses (limited to the Central Waterfront)

Complementary Uses:

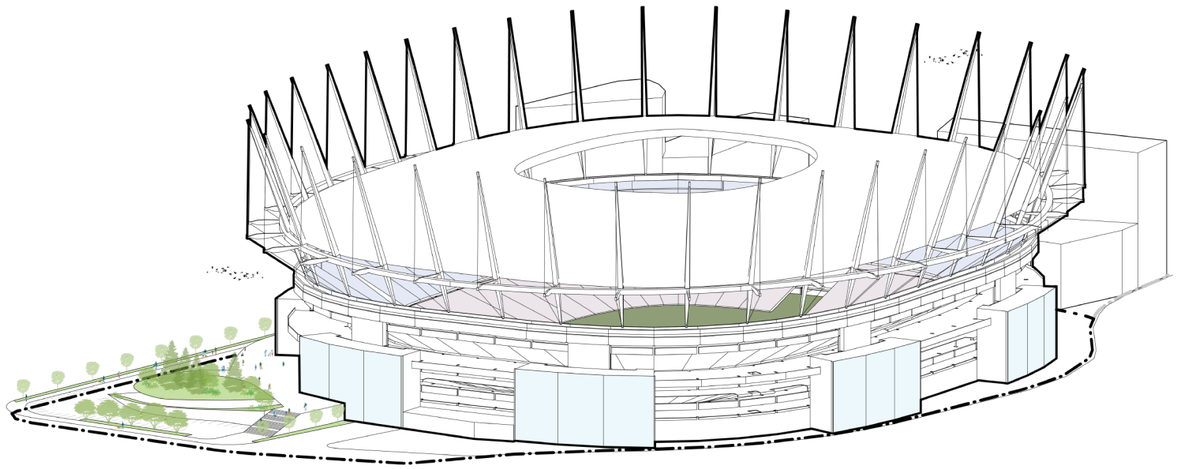
- Office
- Institutional
- Parking
- Agricultural

Building Heights:

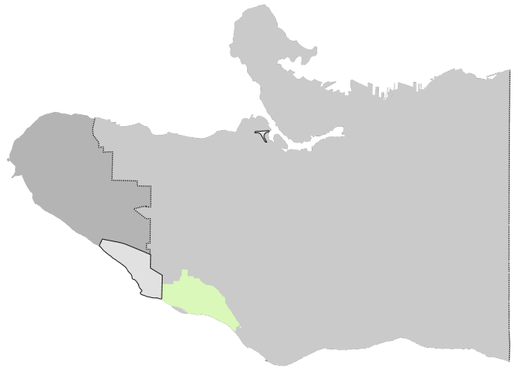
Variable

Lands designated as Destination Venue Districts 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.

Sites with this designation are vital economic and cultural assets that enhance the city's identity as a global and regional destination. To preserve and strengthen their role, residential development should be limited, avoiding conflicting land uses that could undermine their functionality and incrementally reduce their footprint. Intensification, expansion, and modernization of existing uses is encouraged, as is improved accessibility to ensure these spaces continue to thrive as hubs for economic activity and public enjoyment.



Agricultural



All lands in the city that are designated as Agricultural are also in the provincial Agricultural Land Reserve (ALR). Provincial regulations protect these lands for farming, and the underlying zoning intends to maintain and encourage the semi-rural, equestrian, and limited agricultural nature of these lands. Only uses in accordance with the *Agricultural Land Commission Act* and ALR regulations may be permitted.

Main Uses:

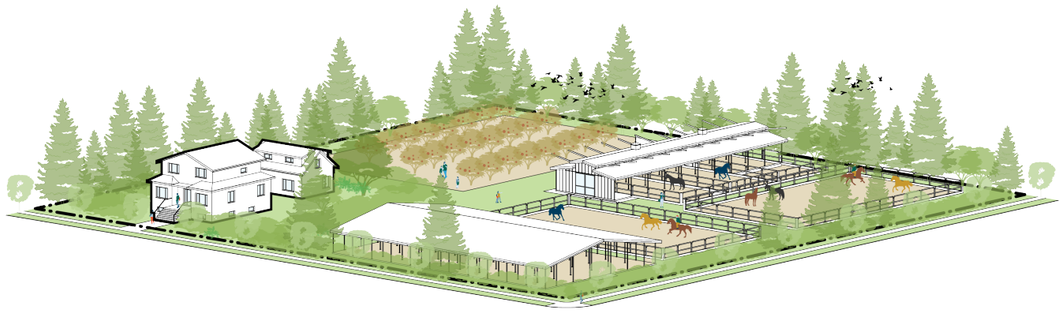
- Agricultural
- Single-detached houses

Complementary Uses:

- Infill single-detached houses
- Dwelling or retail uses ancillary to agricultural uses
- Parks or playground

Building Heights:

Generally, 2-storeys or less. Refer to RA-1 district schedule for detailed development information.



Kensington Park
(Source: City of Vancouver)

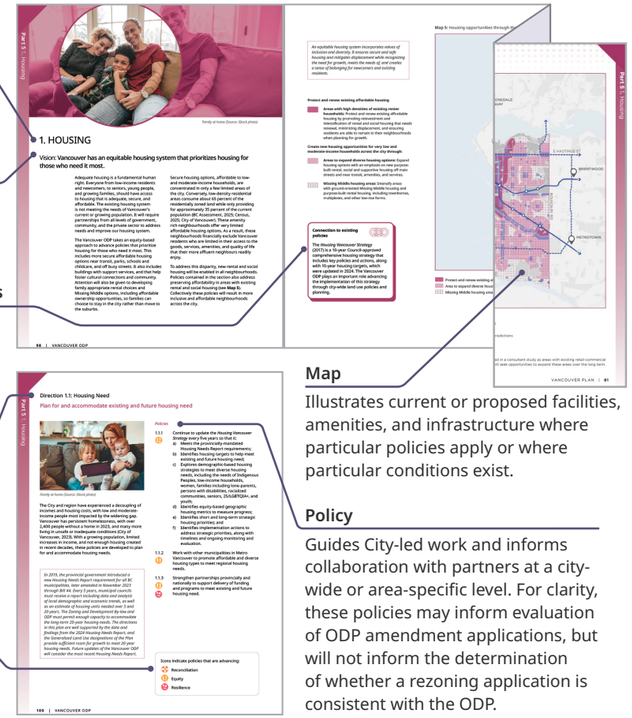
PART 5:
POLICY AREAS

Bustling Vancouver sidewalk (Source: City of Vancouver)

POLICY AREAS

Twelve policy area sections are provided that cover key city-building topics and advance the three Foundational Principles and three Big Ideas.

Figure 15: Policy Area elements



Policy Area

Key city-building topic covered in the chapter.

Policy Area Vision Statement

Aspirational statement that reflects the optimal desired state for that policy area.

Connection to Existing Policies

Highlights of other policies, plans and strategies that relate to the policy area. For clarity, these policies do not form part of the ODP.

Policy Direction

Overarching statement that expresses what needs to be done in order to achieve the Policy Area Vision Statement.

Foundation Icons

Appears next to policies that address each respective foundation.

Map

Illustrates current or proposed facilities, amenities, and infrastructure where particular policies apply or where particular conditions exist.

Policy

Guides City-led work and informs collaboration with partners at a city-wide or area-specific level. For clarity, these policies may inform evaluation of ODP amendment applications, but will not inform the determination of whether a rezoning application is consistent with the ODP.

Family at home (Source: iStock photo)

1. HOUSING

Vision: **Vancouver has an equitable housing system that prioritizes housing for those who need it most.**

Adequate housing is a fundamental human right. Everyone from low-income residents and newcomers, to seniors, young people, and growing families, should have access to housing that is adequate, secure, and affordable. The existing housing system is not meeting the needs of Vancouver's current or growing population. It will require partnerships from all levels of government, community, and the private sector to address needs and improve our housing system.

The Vancouver ODP takes an equity-based approach to advance policies that prioritize housing for those who need it most. This includes more secure affordable housing options near transit, parks, schools and childcare, and off busy streets. It also includes buildings with support services, and that help foster cultural connections and community. Attention will also be given to developing family appropriate rental choices and Missing Middle options, including affordable ownership opportunities, so families can choose to stay in the city rather than move to the suburbs.

Secure housing options, affordable to low- and moderate-income households, are concentrated in only a few limited areas of the city. Conversely, low-density residential areas consume about 65 percent of the residentially zoned land while only providing for approximately 35 percent of the current population (BC Assessment, 2025; Census, 2025; City of Vancouver). These amenity rich neighbourhoods offer very limited affordable housing options. As a result, these neighbourhoods financially exclude Vancouver residents who are limited in their access to the goods, services, amenities, and quality of life that their more affluent neighbours readily enjoy.

To address this disparity, new rental and social housing will be enabled in all neighbourhoods. Policies contained in the section also address preserving affordability in areas with existing rental and social housing (see **Map 5**). Collectively, these policies will result in more inclusive and affordable neighbourhoods across the city.

An equitable housing system incorporates values of inclusion and diversity. It ensures secure and safe housing and mitigates displacement while recognizing the need for growth, meets the needs of, and creates a sense of belonging for newcomers and existing residents.

Protect and Renew Existing Affordable Housing

Areas With High Densities of Existing Renter Households: Protect and renew existing affordable housing by promoting reinvestment and intensification of rental and social housing that needs renewal, minimizing displacement, and ensuring residents are able to remain in their neighbourhoods when planning for growth.

Create new housing opportunities for very low- and moderate-income households across the city through:

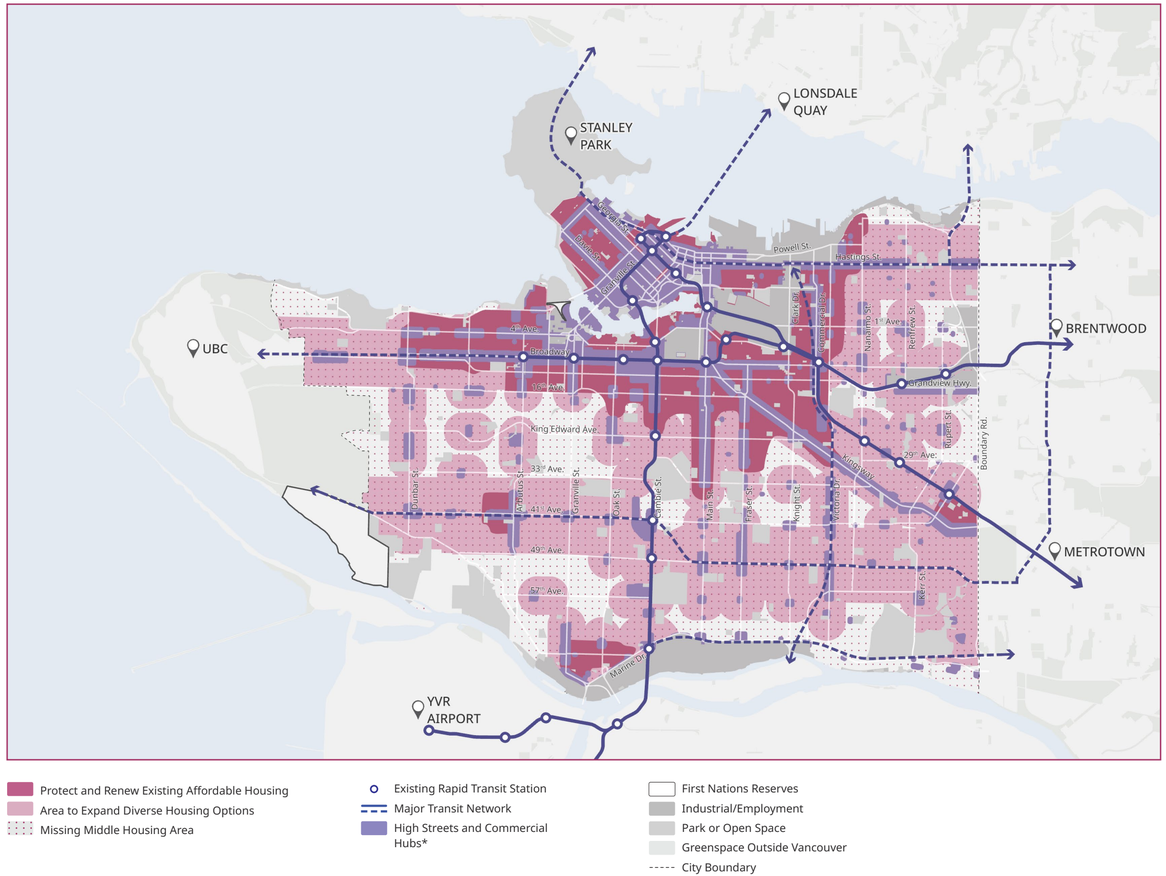
Areas to Expand Diverse Housing Options: Expand housing options with an emphasis on new purpose-built rental, social and supportive housing off main streets and near transit, amenities, and services.

Missing Middle Housing Areas: Intensify areas with ground-oriented Missing Middle housing and purpose-built rental housing, including townhomes, multiplexes, and other low-rise forms.

Connection to existing policies

The ***Housing Vancouver Strategy*** (2017) is a 10-year Council-approved comprehensive housing strategy that includes key policies and actions, along with 10-year housing targets, which were updated in 2024. The Vancouver ODP plays an important role advancing the implementation of this strategy through city-wide land use policies and planning.

Map 5: Housing opportunities



Protect and Renew Existing Affordable Housing
Area to Expand Diverse Housing Options
Missing Middle Housing Area
Existing Rapid Transit Station
Major Transit Network
High Streets and Commercial Hubs*
First Nations Reserves
Industrial/Employment
Park or Open Space
Greenspace Outside Vancouver
City Boundary

*High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the City will seek opportunities to expand these areas over the long term.

Direction 1.1: Housing Need

Plan for and accommodate existing and future housing need

Family at home (Source: iStock photo)

The city and region have experienced a decoupling of incomes and housing costs, with low- and moderate-income people most impacted by the widening gap. Vancouver has persistent homelessness, with over 2,400 people without a home in 2023, and many more living in unsafe or inadequate conditions (City of Vancouver, 2023). With a growing population, limited increases in income, and not enough housing created in recent decades, these policies are developed to plan for and accommodate housing needs.

*In 2019, the provincial government introduced a new Housing Needs Report requirement for all BC municipalities, later amended in November 2023 through **Bill 44**. Every five years, municipal councils must receive a report including data and analysis of local demographic and economic trends, as well as an estimate of housing units needed over five and 20 years. The **Zoning and Development By-law** and ODP must permit enough capacity to accommodate the long-term 20-year housing needs. The directions in this plan are well supported by the data and findings from the **2024 Housing Needs Report**, and the Generalized Land Use designations of the Plan provide sufficient room for growth to meet 20-year housing needs. Future updates of the Vancouver ODP will consider the most recent Housing Needs Report.*

Policies

1.1.1 Continue to update the *Housing Vancouver Strategy* every five years so that it:
- a) Meets the provincially-mandated Housing Needs Report requirements;
- b) Identifies housing targets to help meet existing and future housing need;
- c) Explores demographic-based housing strategies to meet diverse housing needs, including the needs of Indigenous Peoples, low-income households, women, families including lone-parents, persons with disabilities, racialized communities, seniors, 2SLGBTQIA+, and youth;
- d) Identifies equity-based geographic housing metrics to measure progress;
- e) Identifies short and long-term strategic housing priorities; and
- f) Identifies implementation actions to address strategic priorities, along with timelines and ongoing monitoring and evaluation.

1.1.2 Work with other municipalities in Metro Vancouver to promote affordable and diverse housing types to meet regional housing needs.

1.1.3 Strengthen partnerships provincially and nationally to support delivery of funding and programs to meet existing and future housing need.

Icons indicate policies that are advancing:
- Reconciliation
- Equity
- Resilience

Direction 1.2: Geographic Equity

Ensure opportunities for inclusion of very low to moderate-income households and diversify the housing stock across all residential areas

Purpose-built market rental building, 1915 Stainsbury (Source: Martin Espina)

Housing suitable for very low- to moderate-income households is not equitably distributed across the city as most of the city is zoned for low-density housing that is not affordable to most households. Adding more housing diversity in these low-density areas will enable more people of all incomes, ages, and family types access to housing choice throughout the city, contributing to more inclusive, vibrant, and healthy neighbourhoods.

Policies

1.2.1 Adopt supportive land use policies and zoning to enable more diverse housing of all tenures across every residential neighbourhood.

1.2.2 Enable social, supportive, and purpose-built rental housing off major streets and near transit, parks, schools, and other amenities and services.

1.2.3 Enable more Missing Middle housing options in low-density neighbourhoods, including single-lot and multi-lot redevelopments.

1.2.4 Improve multi-family housing options to better meet the diverse needs of households, including for families with children, intergenerational households, persons with disabilities, and seniors, through improved building design and forms.

Figure 16: Building types that allow for different tenures of housing

Part 5 1. Housing

Direction 1.3: Homelessness

Address homelessness by ensuring every person has access to permanent secure housing with a range of diverse supports

Person in the Downtown Eastside (Source: Lani Brunn)

The causes of homelessness are complex and can occur at any stage of life. People from equity-denied communities experience intersecting challenges and are overrepresented among residents experiencing homelessness. Youth aging out of care are also overrepresented due to gaps in support and ongoing systemic barriers. Government and community interventions are needed to ensure adequate policy and resources are in place to address homelessness.

> *Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews.*
>
> *Source: Thistle, J. (2017) Indigenous Definition of Homelessness in Canada. Toronto: Canadian Observatory on Homelessness Press.*

Policies

1.3.1 Work with non-profit providers and provincial and federal governments to provide a diverse range of housing options, emergency services, and supports to people experiencing and at risk of homelessness.

1.3.2 Work with Indigenous partners to prioritize services, supports, and affordable housing options for Indigenous Peoples experiencing homelessness and at risk of homelessness.

1.3.3 Work with Metro Vancouver municipalities and the provincial government to develop and implement a regional approach to addressing homelessness.

1.3.4 Adopt supportive land use policies and zoning to ensure residents can access shelters, social and supportive housing in neighbourhoods across Vancouver.

Direction 1.4: Community Housing

Significantly increase the supply of social and supportive housing and support the growth of the community housing sector

MVHC Heather Place Social Housing Building (Source: City of Vancouver)

The community housing sector is made up of non-profit housing providers that own, develop, or manage social, co-op, or supportive housing. They provide affordable, stable homes for households earning low- and moderate incomes, and can serve specific needs. With rising rental prices, social housing has become increasingly important yet this housing makes up less than 10 percent of Vancouver's overall housing stock.

Policies

1.4.1 Increase the supply of new social and supportive housing through land use policy and zoning approaches (including City-initiated rezoning), financial incentives, and streamlined approval processes.

1.4.2 Create stronger partnerships between the City and community housing sector and support the sector in capacity building, including organizations that support specific populations such as artists, racialized communities, and urban Indigenous Peoples.

1.4.3 Work with provincial and federal government partners to increase funding for social housing developments and for individuals on rental, income, and Persons with Disability assistance programs.

1.4.4 Work with the provincial and federal government to accelerate the pace of replacement of Single Room Occupancy (SRO) hotels with self-contained social housing.

Direction 1.5: Indigenous Housing

Work with Indigenous partners to support Indigenous housing models and wellness

Lu'ma Native Housing Society Social Housing (Source: Allison Lasocha)

Policies

1.5.1 Expedite Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval processes, and regulations.

1.5.2 Support Indigenous-led housing and wellness projects through City-led programs, and enable new Indigenous-owned housing.

Equitable and culturally appropriate housing is foundational to the ongoing and evolving commitment towards a City of Reconciliation. We will further support housing options that foster Indigenous healing and wellness, including adequate space for children and extended families, space to accommodate cultural and ceremonial practices, accessibility for those with mobility restrictions and Elders, on-site childcare, and social programs for tenants.

Case Study: 1766 Frances St.

In 2017, the apartment building at 1766 Frances Street owned by BC Indigenous Housing Society was damaged by fire. The Society is redeveloping the site with a vision to support environmental and social sustainability through affordable, accessible, and high-performance housing, serving Indigenous individuals and families. The building will feature energy efficient Passive House construction, a basket weave design inspired by Coast Salish traditional practices, and offer 81 homes ranging in size from studio to 4-bedroom.

A purpose-built space for Indigenous-focused non-profit before and after school childcare programming will be included on the ground floor. The development also includes a sweat lodge, outdoor play area, and raised planter beds for growing traditional plants and medicines. The building's architecture, design, and landscaping is incorporating Indigenous art, native plants, and other culturally significant elements. This building was financially supported by the City of Vancouver, and BC Housing is the primary funder of the project through the provincial Indigenous Housing Fund (IHF).

Renderings of 1766 Francis (Source: GBL Architects and Brick Visual)

Direction 1.6: Rental Housing

Become a city for renters that provides more secure rental housing options and mitigates displacement

Family at home (Source: iStock photo)

Policies

1.6.1 Increase the supply of new purpose-built market and below-market rental housing through supportive land use policy and zoning, financial incentives, and streamlined approval processes.

1.6.2 Minimize displacement of renters, ensuring residents are able to remain in their neighbourhoods when planning for growth.

1.6.3 Promote reinvestment and renewal of existing rental housing stock without displacement through City policies and partnerships with provincial and federal governments.

Vancouver is, and has historically been, a city of renters. Rental housing is important to meet the needs of a diverse population, is vital to a healthy economy, and allows moderate-income households to stay in the city. There is a significant shortage of rental housing in Vancouver. With most purpose-built rental constructed in the 1950s and 60s, much of today's affordable rental housing is in high demand and in need of renewal.

Direction 1.7: Speculation

Continue to address speculation and take steps to promote equitable treatment of renters and homeowners

Multi-family timber frame construction, Cambie Street (Source: Aaron Lao)

In recent years, the City and Province have taken steps to address speculation, including North America's first Empty Homes Tax and the City's Short-Term Rental regulations. Yet, rising ownership prices are increasing the divide between who can own their home and who cannot. This divide is worsened by senior government tax and financial policies that privilege ownership over renting.

Policies

1.7.1 Seek to ensure new and existing housing serves people who currently live and work or intend to live and work in Vancouver.

1.7.2 Use City regulations and financial tools to increase certainty in land use policy and rezoning processes, discourage speculation, and reduce upward pressure on land prices.

1.7.3 Work with federal and provincial partners to understand and advocate for new measures to balance tax and other financial treatment of owners and renters.

Ground-oriented homes in East Vancouver (Source: Michelle Pollard)

Feature Topic: Multiplexes

Expanding multiplex options across the city

In October 2023, City Council approved zoning changes to add multiplexes across the city as a new Missing Middle housing option.

A **multiplex** is a small-scale townhouse project on a single lot. Multiplexes allow more people to live on a single lot, offering a more affordable and sustainable alternative to single-detached homes.

Missing Middle Housing refers to multiplex and townhouse buildings that are between 1-3 storeys, and also includes low-rise apartment buildings between 3-6 storeys. These housing types increase choice, including ownership and rental options. Expanding multiplex housing options creates more opportunity to build smaller scale Missing Middle Housing in more neighbourhoods.

Adding Missing Middle Housing
As part of the 2023 zoning changes, areas previously zoned RS were rezoned to a new Residential Inclusive (R1-1) zone, allowing for multiplexes up to 6 units per lot (or up to 8 units for secured market rental developments). R1-1 also allows for duplexes, single-detached houses and laneway houses. In 2024, the Province established new minimum requirements for small scale multi-unit housing for all municipalities, for which the new R1-1 zone was already compliant. Further amendments to the *Zoning and Development By-law* were made to expand multiplex options to RT-7 and RT-9 zones, to fully comply with provincial requirements.

These changes have helped the City meet a number of key objectives by:

- introducing building designs that meet the needs of a range of household sizes and types;
- allowing for greater design flexibility with fewer guidelines and conditional regulations so that it is simpler and faster to get a permit;
- improving affordability by increasing the number of units allowed per lot (allowing for the cost of land to be shared over more homes) and enabling smaller unit sizes (reducing the overall cost per unit); and,
- encouraging building designs that limit greenhouse gas emissions from construction and manage rainwater on site to reduce the need for sewer upgrades.

Similar in scale to new houses and duplexes

Modest scale reduces need for major infrastructure

Can fit on a single lot

Multiplexes require a minimum number of dwelling units with 2 or more bedrooms to work for families with children and those downsizing from a detached home.

Neighbourhoods evolve over time

Reduce hard surfaces to improve water absorption

Opportunity to advance green building design

Images:
Multiplex examples (Source: Farhan Hussain)
Pipes (Source: Paula Huber)
Family at home (Source: iStock photo)
Rain garden (Source: Bryn Davidson, Lanefab)

Above: Concept sketch showing a future multiplex area. Numbers alongside images (#) indicate related policy direction(s).
*See **Part 4 Future Growth** and **Part 5 Policy Areas** for more information.*

Commercial Street Cafe independent neighbourhood coffee shop (Source: City of Vancouver)

2. ECONOMY

Vision: **Vancouver has an economy that works for all, providing space for economic opportunities and support for local workers, employers, and entrepreneurs.**

Vancouver is a globally recognized hub for many sectors including tech, film/television, climate solutions, life sciences, tourism, and arts and culture. Vancouver is also home to Canada's largest port, two of the province's largest business districts, and supports a robust retail sector with well-loved shopping streets. All of these components contribute to a diverse and resilient economy.

At the same time, many small businesses, artists, and non-profit organizations (NPOs) struggle to find affordable or suitable space, and costs continue to climb. Protecting current job spaces from residential encroachment, intensifying the use of existing industrial lands, permitting more flexible work spaces, and planning for new job spaces are all necessary policies that support a growing, central city. Opportunities for shops, services, and employment within neighbourhoods are also a focus of this plan.

Lack of affordable housing and childcare negatively impact businesses that struggle to hire and retain employees. We need to support workers and innovation industries (e.g., those related to the circular economy), while adding more living-wage jobs that are accessible, inclusive, and easy to get to by walking, biking, rolling, or transit.

Connection to existing policies

The ***Employment Lands and Economy Review*** (ELER) (2020) was a comprehensive research and engagement process designed to inform the foundations of both the *Vancouver Plan* process and the *Broadway Plan*. It involved a review of key economic issues and challenges in the city and forecasts of anticipated employment space demand to 2051.

Areas for Intensification

Intensify employment, industrial, and commercial activity in these areas:

Business Districts: These areas are important locations for future job growth in office-based sectors such as technology, as well as employment in tourism, entertainment, retail, and service.

Industrial/Employment: Vancouver's limited industrial areas are primarily intended for production, distribution, and repair activities with opportunities for office-based employment on upper floors in areas well served by transit. Residential uses are generally not permitted on these lands.

Campus Institutional: Campus institutions in the health care and education sectors are concentrated in large hospital and college campuses and dispersed smaller facilities. Residential uses are generally not permitted on these lands, except for dormitory style rooms owned and operated by the campus institution.

Areas for Expansion and Enhancement

Expand and enhance employment, light industrial, and commercial activity in these areas:

High Streets and Commercial Hubs: Mainly mixed-use with street-level shops and residential or office above. Many of these areas serve important social, cultural, and economic functions and will be expanded and enhanced in the future. Planning for these areas often requires balancing the need for goods movement and loading with need for walking, biking, transit service, and public space.

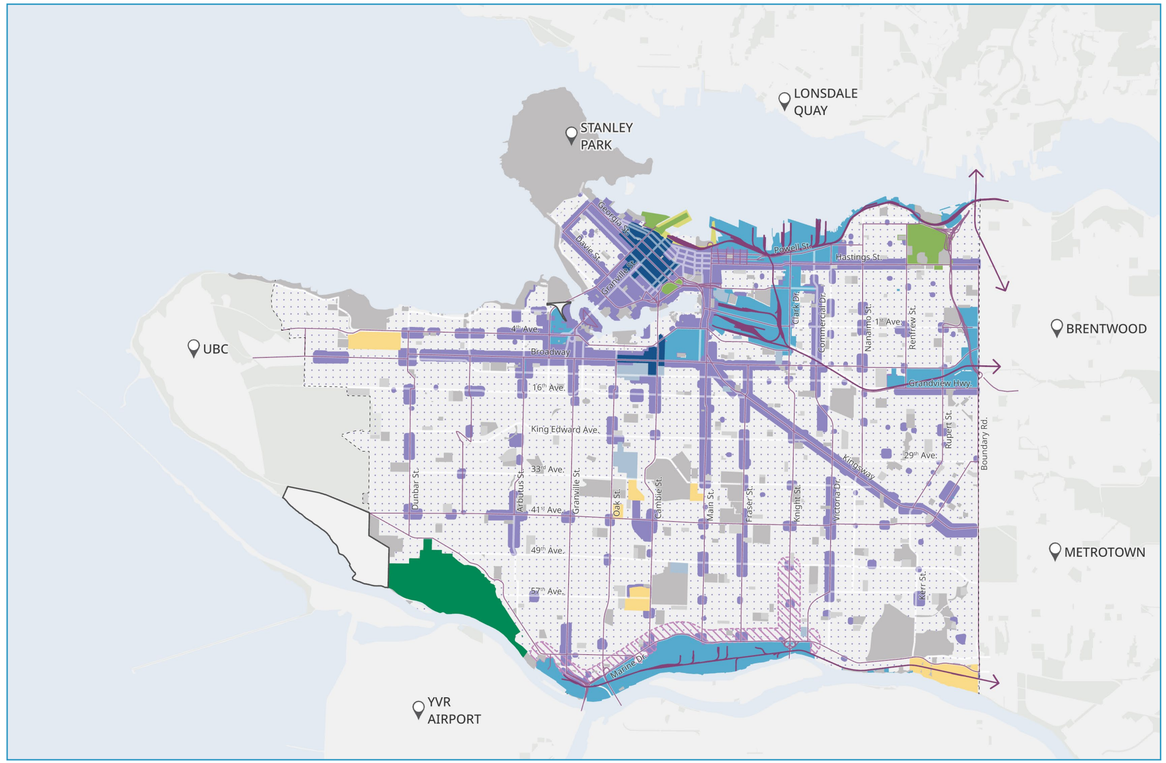
Neighbourhood Employment: Neighbourhood Employment areas are mainly home to retail, personal service, and related sectors that serve customers on site. When businesses locate in residential neighbourhoods, they generally need ground floor space, preferably on corners. Home-based businesses are also found in these areas.

Special Study Areas

Marine Drive and Knight Street: These arterials border the South Vancouver Industrial Area and are strategically located to take advantage of road, airport, transit, water, and rail access, providing close connections to customers, suppliers, and employees. Future work will explore modernizing and intensifying these areas, and determining an appropriate mix of uses.

Truck Routes and Rail Corridors: Manage and improve goods movement and rail traffic in cooperation with regional and gateway partners. Seek protection for rail corridors and work with the Port of Vancouver, rail operators and other partners to advance grade separation, assess long-term passenger rail and freight rail infrastructure needs, and explore railyard reconfiguration to improve the efficiency, capacity, and reliability for freight movements, while also mitigating impacts on the community.

Map 6: Employment area opportunities



Areas to Prioritize Intensification
- Business District
- Industrial/Employment
- Campus Institutional

Areas to Prioritize Expansion and Enhancement
- High Streets and Commercial Hubs*
- Neighbourhood Employment

Special Study Areas
- Marine Drive and Knight Street Study Area
- Truck Route
- Rail Corridor

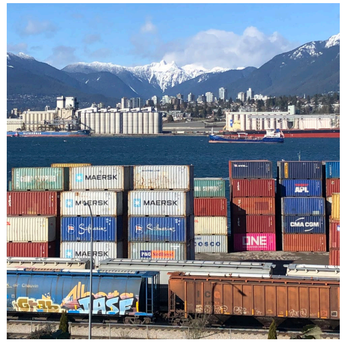
Other Employment Areas
- Major Project Site
- Central Waterfront District
- Major Entertainment/Stadium/ Convention Centre
- Agricultural Land Reserve

- First Nations Reserves
- Park or Open Space
- School
- Greenspace Outside Vancouver
- City Boundary

*High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the City will seek opportunities to expand these areas over the long term.

Direction 2.1: Regional Core

Help Vancouver continue to thrive as the regional job centre by building on our economic strengths and welcoming value-aligned investment, workers, and employers



Port of Vancouver (Source: City of Vancouver)

One-third of all jobs in the region are located in Vancouver (Census, 2016). The city is projected to maintain this regional share of the employment base and continue to thrive in its role as the regional centre for jobs and investment by continuing to promote modernization, adoption of smart technologies, well-being, and cultural exchange. Vancouver will maintain a locally focused, globally connected open market that elevates the region by leveraging Vancouver's competitive advantage.

Policies

2.1.1 Encourage diversity of jobs and sectors along the livelihoods continuum to create economic resilience. Protect the local economy from sector-specific disruptions and market shocks by pursuing investments, advocacy, and partnerships that attract and retain a broad spectrum of economic sectors to match Vancouver's diverse population.

Icons indicate policies that are advancing:
- Reconciliation
- Equity
- Resilience

2.1.2 Support Vancouver's key industry partners and opportunities for innovation such as film, music and creative industries, tech, life sciences, tourism, climate solutions, and transportation. Facilitate opportunities for meaningful Indigenous tourism and business creation, including with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations, (the local Nations), as well as supporting equity-denied business owners.

2.1.3 Work collaboratively with the local Nations to identify opportunities for their frameworks and worldviews to inform economic policy and planning.

2.1.4 Advocate to senior government for legislative or policy reforms to reduce the property tax burden on tenants occupying space in underdeveloped commercial properties. This could include a new split assessment model for property taxation (i.e., the 'commercial sub-class' proposal recommended in 2019 by the Intergovernmental Working Group), or a similar solution that would allow municipalities to apply a lower tax rate on unused development potential.

2.1.5 Support the *Vancouver Fraser Port Authority Land Use Plan* to aid industrial goods movement and viability of logistical lands and infrastructure.

2.1.6 Work with partners to realize the potential of the Central Waterfront District as a transportation hub, tourism and hotel node, and employment area.

2.1.7 Develop long-term rail corridor strategies to protect and improve regional rail networks. Work with regional partners to connect the Cascadia region through high-speed rail, with a terminus station that has convenient access to Vancouver's city centre, and explore expansion of float plane services to provide more interregional connections.

Direction 2.2: Industrial/Employment Areas and Business Districts

Protect and expand industrial/employment areas, business districts, and campus institutions, and the diversity of jobs and activities they support

Great Northern Way Employment Area (Source: City of Vancouver)

Half of the jobs in the city occur in industrial/employment areas, business districts, and campus institutions (Census, 2016; City of Vancouver). Industrial/employment areas provide space for production, distribution, and repair activities that are critical to the health and resilience of the city's economy and cannot take place anywhere else. Business districts and campus institutions serve as key locations for diverse employment in offices, institutions, and hotels. Ensuring the diversity of employment in Vancouver requires protecting space for a variety of local-serving industrial uses that face pressures from encroachment of residential development and other incompatible uses. Opportunities to enhance and intensify the city's business districts will be a key focus.

Policies

2.2.1 Protect and intensify industrial/employment areas to provide spaces for production, distribution, and repair activities that cannot take place elsewhere.

2.2.2 Ensure that transportation planning considers and supports the needs of industrial goods movement.

2.2.3 Modernize and increase flexibility of permitted uses in industrial areas and ensure no net loss of industrial development capacity within the city. Protect areas from infringement of non-compatible uses, especially residential.

2.2.4 Seek to ensure that any intensification or development of industrial lands proposed within or near environmentally sensitive areas responds appropriately to support the City's overall ecological vision (e.g., Fraser River Floodplain, False Creek Flats) and coastal adaptation vision.

2.2.5 Remove regulatory barriers and ensure employment space for arts and culture as well as industrial education and training in industrial areas.

2.2.6 Ensure capacity for growth in office space and hotels in Business Districts such as Downtown and Central Broadway and support them with services and amenities such as childcare, daily needs such as groceries, dining options, and an improved public realm.

2.2.7 Identify opportunities to locate small-scale office uses to meet projected capacity needs (e.g., at rapid transit stations and major intersections).

2.2.8 Support the intensification of campus institutions in the health care and education sectors.

Direction 2.3: Affordable Spaces

Support and create affordable economic spaces to address displacement and foster entrepreneurship

Displaced business - Pronto coffee (Source: Graeme Jones)

Small independent businesses as well as non-profit organizations (NPOs) and arts and culture sectors risk displacement due to redevelopment, rising rents, insecure tenures, and competition for space. Equity-denied business owners are particularly affected. Policies listed here support the creation of affordable and diverse economic spaces to reduce barriers to employment and starting a business, especially for Musqueam, Squamish, and Tsleil-Waututh Nations, and for equity-denied and newcomer communities.

Policies

2.3.1 Increase the supply of suitable and well-located work spaces through intensification of employment lands and business districts.

2.3.2 Balance space needs of local businesses with the needs of other economic sectors and companies of different sizes, particularly IBPOC-owned businesses that provide local job opportunities and access to local goods and services.

2.3.3 Explore new strategies for co-location, flexible work space arrangements, and alternate ownership models to increase the viability of commercial areas (e.g., preserved in the public domain by way of a registered agreement), and to address displacement of small businesses, city-serving industrial, arts and cultural uses, community-serving spaces, and NPOs.

2.3.4 Seek to ensure affordable space for NPOs, social enterprises, and social service providers.

2.3.5 Enable development of affordable business centres and co-working spaces to accommodate the growing number of consultants, freelancers, start-ups, remote workers, etc. in the marketplace, and by leveraging public facilities.

2.3.6 Explore regulatory changes to lower costs when reusing older buildings and expand opportunities to support temporary use for arts and culture, NPOs, social enterprises, food system businesses, and IBPOC-owned small businesses.

2.3.7 Explore methods and expand planning tools, policies, and incentives to mitigate development impacts (e.g., relocation planning assistance) on existing commercial tenants, particularly for Indigenous and equity-denied groups.

Direction 2.4: Local-Serving and Small Businesses

Encourage a diverse and accessible mix of local-serving and small businesses and jobs in every neighbourhood that enable communities and culture to thrive

Chinatown shopping street (Source: City of Vancouver)

Vancouver's local shopping areas serve as anchors for the city's neighbourhoods, offering a variety of shops and services for residents, supporting local serving and small businesses. The unique importance of neighbourhood shopping streets such as Main Street or Commercial Drive for their appealing village-like character and diverse shops and cultural expression cannot be overstated. Challenged by the rise and needs of e-commerce and last mile delivery, these vibrant neighbourhood destinations will be supported by policies that enable new housing close to shopping streets, amenities, and improved business supports.

Policies

2.4.1 Expand or connect existing retail-commercial districts and create new commercial areas in underserved neighbourhoods to improve the diversity and amount of small-scale neighbourhood retail-commercial space, to meet the needs of a growing population.

2.4.2 Ensure the residential density needed to support local-serving retail, particularly close to shopping streets, to increase the local customer base, support commercial area success, and reduce development pressure on existing high streets.

2.4.3 Support retention, re-activation, and re-invention of local-serving stores for providing goods, services, and valued community spaces by supporting with more housing options, welcoming and safe public space elements, and other amenities such as childcare.

2.4.4 Foster commercial district management and indicator tracking. Explore variations to the Business Improvement Areas (BIA) model, especially for Indigenous and equity-denied small business owners and cultural communities, to develop and implement business recruitment and retention plans and optimize business mix.

2.4.5 Assist local-serving businesses and organizations to fill vacancies quickly and occupy vacant storefronts, while continuing to streamline permit approval and other regulatory processes.

2.4.6 Explore opportunities to add compatible industrial uses such as artist studios or maker spaces to neighbourhoods to provide a greater diversity of uses and support the circular economy.

Direction 2.5: Removing Barriers

Create a supportive business environment by updating City regulations to remove barriers and improve access to City services for everyone

Federal Store Quebec at East 10th Avenue (Source: Farhan Hussain)

The City has a complex system of policies and regulations for land use and business operations approvals, which can be onerous, time consuming, and costly to navigate. Policies in this section address business-friendly supports for small to large businesses, NPOs, arts and culture, and businesses owned or operated by people from equity-denied groups. The City can foster entrepreneurship and innovation by reducing barriers, updating and modernizing City policies and regulations, streamlining approval processes, and providing easy, timely, and accessible City services.

Policies

2.5.1 Improve the efficiency, speed, accessibility, and transparency of development applications and business permitting processes to support local businesses. Improve communication and translate materials where appropriate to support applicants from Indigenous and equity-denied groups.

2.5.2 Review elements of City land use by-laws and policies that create impediments to the right to earn an income as a foundation for vending and survival work rights.

2.5.3 Modernize land use policy and building regulations to facilitate emerging business models. Increase flexibility to accelerate application approvals.

2.5.4 Improve the City's small business support functions through tools such as online resources, one-on-one assistance, an overall business liaison, and relocation support.

2.5.5 The Planning, Urban Design and Sustainability Department will explore creating a dedicated "one-stop shop" for NPO-led, Indigenous and equity-denied licensing and development applications, which recognizes the differing types and levels of support that NPOs, Indigenous communities, and equity-denied groups may need.

Direction 2.6: Shared Prosperity

Advance accessible and equitable economic opportunities for Vancouver's diverse residents - prioritizing people most often excluded

Creative office space (Source: iStock photo)

Many Vancouver residents and workers across the city struggle with unaffordability, poverty, and inequality. The 2016 Census found that 20 percent of Vancouver residents lived below the poverty line. To advance accessible and equitable economic opportunities, the City should enable access to services and spaces to meet people's needs for healthy, happy, fulfilled lives, while respecting the planet's ecological boundaries.

> *The **livelihoods spectrum/continuum** refers to the diverse range of income-generating and employment opportunities residents engage in to create their livelihoods, rather than taking a view of the economy that focuses only on 'traditional' forms of employment and entrepreneurship.*

Policies

2.6.1 Seek to ensure a wide variety of markets in the city to serve diverse types of vendors, customers, and residents across the livelihood continuum (e.g., large central, neighbourhood-based, informal vending, formal street vendors, and food markets).

2.6.2 Advance work to define and identify Special Market Areas (e.g., Punjabi Market) and their connection to ethno-cultural community areas. Develop programs to recognize and secure their economic, social, and cultural importance as they serve and attract a city-wide, regional and/or ethnic customer base, and do not rely on local residents alone.

2.6.3 Create policies, programs, and partnerships that acknowledge and enable the informal economy and jobs along the livelihoods continuum, with emphasis on low-barrier employment.

2.6.4 Continue to implement the *Downtown Eastside Community Economic Development Strategy* (2016) and consider expanding Community Economic Development across the city.

2.6.5 Work with Musqueam, Squamish, and Tsleil-Waututh Nations to create economic development opportunities that benefit their communities.

Downtown Vancouver skyline during summer wildfires (Source: Lloyd Lee)

3. CLIMATE

Vision: **Vancouver produces zero greenhouse gas emissions, while improving our resilience to the changing climate**

Our planet is warming and its climate is changing. Vancouver is already experiencing increased air pollution from forest fires, deadlier heat waves, and destructive flooding. Burning natural gas in buildings, gasoline and diesel in vehicles, traditional building materials, manufacturing, and food production practices all produce greenhouse gases (GHGs, or "carbon pollution") that contribute to this crisis.

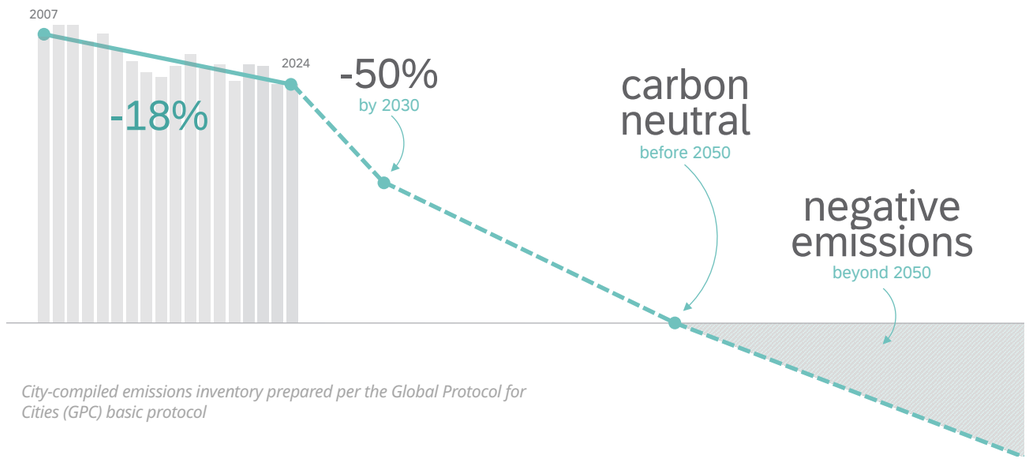
While every person is impacted by climate change, these impacts are not experienced equally. Individuals and groups with pre-existing health conditions, or those experiencing diverse systemic barriers face disproportionate impacts.

The neighbourhoods in Vancouver where people walk/roll to their daily needs are healthier, more affordable, decrease dependence on driving, enable the use of low carbon energy supply, and have a lower carbon footprint per person. However, many communities in Vancouver currently do not have access to these benefits.

Every fraction of a degree of warming that can be avoided will minimize the future impacts on humans and the systems that support the population. Systematic changes are already underway to reduce our carbon pollution and prepare for climate impacts. Accelerating the changes, with equitable outcomes as a goal, will lead to a healthier, safer, more resilient, and better city for all.

This chapter covers direct climate policies. Note that other chapters in ***Part 5*** contain policies critical to achieving the City's carbon pollution reduction targets and climate adaptation goals, particularly *1. Housing, 4. Ecology, 5. Transportation, and 12. Hazardous Lands and Risk Reduction.*

Figure 17: Vancouver's carbon pollution - trends and future targets



City-compiled emissions inventory prepared per the Global Protocol for Cities (GPC) basic protocol

Although emissions across the city have declined by 17 percent since 2007[1], more should be done to protect the climate and reduce Vancouver residents' dependence on fossil fuels. In alignment with the findings from the Intergovernmental Panel on Climate Change[2] (IPCC), Vancouver aims to reduce emissions by half by 2030, to zero before 2050, and fall below "negative" after 2050.

[1] Vancouver *Climate Emergency Action Plan* Annual Report, 2021
[2] United Nations Intergovernmental Panel on Climate Change Assessment Report

Connection to existing policies

Vancouver has developed many policies to address climate change. As of 2025, significant climate-related policies include the ***Climate Change Adaptation Strategy*** (2024) and the ***Climate Emergency Action Plan*** (2020), which provide important, complementary detail to the Vancouver ODP.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Direction 3.1: Eliminate Carbon Pollution

Advance and accelerate actions to eliminate carbon pollution

We only have one planet (Source: Lloyd Lee)

Vancouver's physical layout and urban design affects how individuals can take action on climate change. Complete neighbourhoods that provide safe and convenient opportunities to walk, bike, and take transit for daily needs reduce vehicle dependence and lower fossil fuel consumption. Advancing zero-emission buildings and low carbon building construction also play a key role in reducing carbon pollution.

Policies

3.1.1 Reduce Vancouver's community-wide carbon pollution (GHG emissions) by 50 percent below 2007 levels by 2030 and achieve carbon neutrality before 2050.

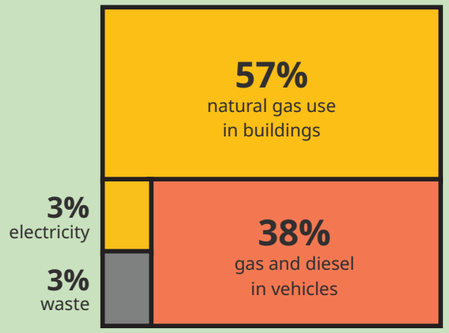
3.1.2 Advance the City's carbon pollution reduction goals through land use, transportation, and buildings actions in ways that work with and support equity-denied populations as detailed in the *Climate Emergency Action Plan*. Specifically, advance the following:

a) complete, walkable neighbourhoods (see ***Part 4 Future Growth*** for additional details);
b) active transportation and transit (see ***Part 5*** *5. Transportation* for additional details);
c) zero emission vehicles;
d) zero emission space and water heating in new and existing buildings;
e) low-carbon construction practices and materials; and,
f) renewable energy (see ***Part 5*** *10. Utilities* for additional details).

3.1.3 Report on progress towards carbon pollution reduction targets and related efforts to improve equity, and identify new opportunities to accelerate progress and make it easier and more affordable to reduce carbon pollution.

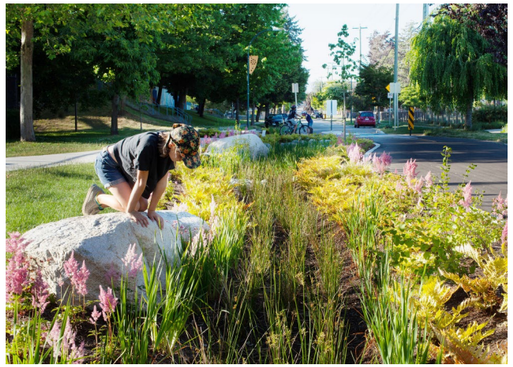
Vancouver's Carbon Pollution in 2023

Carbon pollution from burning natural gas to heat buildings and hot water remains the largest portion of the city's emissions as of 2023. Fossil fuels used in vehicles contribute the second largest share of our emissions. Electricity is low-carbon in British Columbia, so all the electricity use in buildings and in electric vehicles makes up only a small portion. Emissions from decomposing waste in landfills also make up just a small portion, as the Vancouver Landfill has a capture system in place that diverts this gas for other uses, such as renewable natural gas.



Direction 3.2: Climate Change Adaptation

Accelerate actions to build climate resilience



Green rainwater infrastructure feature in Sunset Park (Source: Shannon Mendes)

Actions must be taken now to adapt to changes Vancouver and the region are already experiencing —including drought, flooding, sea level rise, extreme heat events, and poor air quality, predominantly from wildfires and ground-level ozone. It is important to note that climate change will continue to disproportionally impact equity-denied groups, until adequate planning and investment improve the current situation.

*By 2050 sea levels near Vancouver are expected to rise by 0.5 metres. In the fall of 2021, severe flooding impacted almost every city in Metro Vancouver. The city will continue to experience the impacts from severe flooding as sea levels rise and the frequency of storm events increases. The City's **Climate Change Adaptation Strategy** outlines actions for addressing sea level rise and flooding among other hazards. See also **Part 5** 12. Hazardous Lands and Risk Reduction.*

*The **Sea2City Design Challenge** created a vision to guide urban development and ecological revitalization in the False Creek floodplain, a highly valued and constrained urban waterway in the heart of the city. The local Nations contributed significant time and expertise to bring an Indigenous perspective to this work.*

Policies

3.2.1 Build climate resilience by undertaking actions in the *Climate Change Adaptation Strategy*, including reducing the impacts of climate hazards such as extreme heat, poor air quality, drought, extreme rainfall, and sea level rise (see ***Part 5*** *12. Hazardous Lands and Risk Reduction* for related policy).

3.2.2 Advance natural climate solutions that buffer impacts of climate change, sequester carbon (capture, secure, and store carbon from the atmosphere), and improve biodiversity.

3.2.3 Collaborate with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations to explore innovative ways to mitigate and adapt to a changing climate.

3.2.4 Focus on people and communities disproportionately impacted by climate change and environmental degradation in area-based planning to understand cascading impacts and improve conditions.

3.2.5 Consider public health impacts of a changing climate in the development and renewal of the built environment; continue to update policy and regulations to ensure development responds to, and helps mitigate air pollution, extreme heat, and flooding, particularly in areas with higher hazard risk.

Downtown Vancouver against the backdrop of the North Shore Mountains (Source: Alex Somzavodou)

4. ECOLOGY

Vision: **Vancouver has reshaped its relationship to nature and restored its ecological health**

Vancouver is embraced by the shores of the Salish Sea, the delta of the Fraser River, and the expansive forests of the North Shore Mountains. Its location has enriched the health and quality of life for residents and supported the region's rich biodiversity for thousands of years. Ecological systems are continually working to filter water, purify air, sequester carbon, regulate temperatures, house and feed wildlife, and deliver other life-sustaining services. However, natural areas within the city itself are limited, not all residents of Vancouver can access these places, and ecosystem services have been significantly diminished.

Once rich with forests, streams, meadows, and wetlands, Vancouver's ecosystems have been significantly impaired due to colonization and urban development. Many coastal wetlands and tidal marshes were infilled and only nine kilometres of Vancouver's estimated 105 km of streams remain today. Massive old growth forests were cleared, and wildlife species have disappeared as a result of the loss of habitat. While Vancouver hosts over 240 parks city-wide, most are designed and planted for active recreation with little room dedicated for natural ecosystems and nature.

Development and intensive human-based activities continue to erode the ability of ecosystems to sustain the city and support its communities. Land use planning that respects nature, preserves and restores adequate space for ecosystems to thrive, and protects the land and waters can help reverse the trend of environmental degradation and help restore the many community benefits that they provide.

Connection to existing policies

Several policy documents support Vancouver's ecological health, including: the ***Urban Forest Strategy*** (2025), the ***Climate Change Adaptation Strategy*** (2024), the ***Rain City Strategy*** (2019), and the ***Biodiversity Strategy*** (2016). The Vancouver ODP plays an important role in advancing this work, by integrating ecology into city-wide land use policies and planning.

The Ecological Network vision map provides a strategic framework for protecting, restoring, and enhancing the city's natural areas, which offer a wide range of community benefits. By identifying key ecological attributes and corridors for restoring connectivity, this map serves as a guiding tool for land use planning, helping to ensure that future development protects and enhances ecological integrity, strengthens people's access to and relationships with nature, and supports community well-being through the provision of resilient ecosystem services such as flood management, pollution reduction, and urban cooling.

The Opportunity Ecological Corridor alignments are conceptual and subject to change through future, more detailed planning. Design and implementation will be determined on a site-by-site basis to ensure consistency with park and other service provision needs, approved policies, and current and future programming.

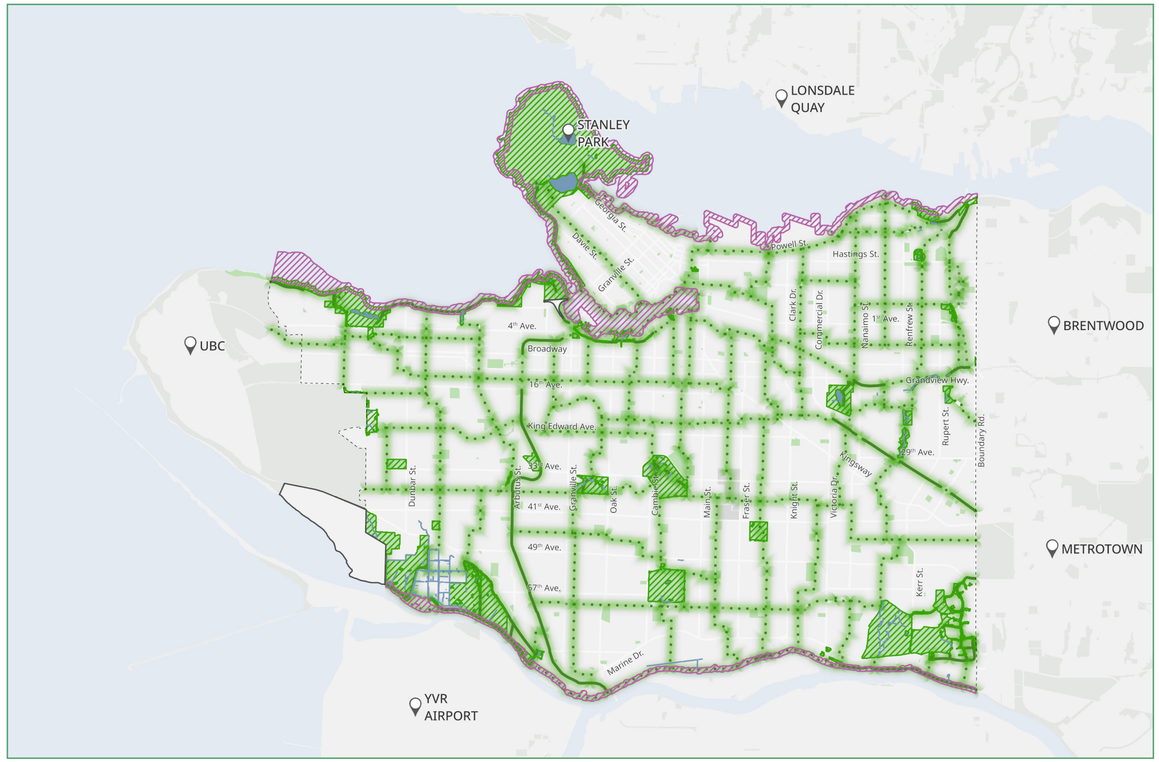
Environmentally Sensitive Areas (ESAs) are lands that have ecological attributes worthy of special care to preserve their natural state and function. See **Map B7** (Appendix B) for a supplementary map of ESAs.

- **Aquatic ESAs:** Features providing unique aquatic habitat including natural and constructed lakes, ponds, and wetlands.
- **Foreshore ESAs:** Areas within and adjacent to the riparian interface along marine and estuarine shorelines, including marsh, mudflat, intertidal, and beach habitat.
- **Terrestrial ESAs:** Natural areas that support a diverse native community of animal and plant species, including coniferous, deciduous, and mixed forest, shrub, and modified herb habitat types, as well as aquatic habitat features.

Ecological Corridors provide connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature, and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through ESAs.

- **Existing Ecological Corridors:** Linear, naturally managed areas that provide ecosystem services and connectivity across natural areas and ecological attributes.
- **Opportunity Ecological Corridors:** Opportunities to enhance and create linear naturally managed areas that may provide ecosystem services and connectivity across natural areas and ecological attributes.
- **Parks:** Parks provide much of the existing ecological assets in the city. Parks along ecological corridors may provide opportunity for targeted habitat restoration to improve connectivity and expand natural areas, in careful balance with other park objectives. Other open space within parks for active and passive recreation provides some level of habitat, particularly for insects, birds, pollinators, and small mammals.
- **Watercourses:** Includes natural streams and creeks formed thousands of years ago, as well as constructed and restored streams, that provide a range of functions including natural drainage outflows, wildlife habitat, and fish spawning grounds.

Map 7: Ecological Network vision



Environmentally Sensitive Areas
- Aquatic
- Foreshore
- Terrestrial

- Existing Ecological Corridor
- Opportunity Ecological Corridor
- Watercourse
- Park or Golf Course
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Direction 4.1: Embed Ecosystems in Planning

Support the health of Vancouver's ecosystems as an integral part of planning, urban design, and city building

Stanley Park watershed (Source: City of Vancouver)

Indigenous Peoples have been stewarding and protecting natural areas for millennia through deep relationship with these unceded lands and waters, guided by their ancestral stewardship laws. The City will continue to engage with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) to apply Indigenous approaches to land use planning.

Policies should work towards a 'whole systems' approach to land use planning, including planning at the watershed scale that incorporates the protection, restoration, and maintenance of key ecological features and areas.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Policies

4.1.1 Integrate the ecological network in relevant City plans and regulations, such as area plans and district schedules, and include measures to protect and enhance environmentally sensitive areas.

4.1.2 Collaborate with the local Nations to understand and support their ecological priorities, their obligations to protect natural areas and water, and systems of applying Indigenous science to land use planning and stewardship.

4.1.3 Ensure equitable processes and outcomes when planning for the expansion or creation of new ecological areas and green spaces.

4.1.4 Innovate and collaborate with partners in advocating for environmental protection and restoration in complex, inter-jurisdictional areas (e.g., marine and shoreline environments).

Direction 4.2: Make Space for Nature

Identify, rehabilitate, and connect ecological systems in Vancouver

Rainwater wetland at Hinge Park, Olympic Village - an example of a naturally managed area (Source: City of Vancouver)

A healthy, functioning natural environment requires adequate space and connectivity for water, soils, plants, and animals to thrive. The majority of the city's existing natural areas are fragmented, isolated, and do not have sufficient separation and distance from urban noise, light, and impervious cover. The policies below identify city building approaches to strengthen and expand Vancouver's ecosystem by providing adequate space and connections for nature to thrive.

Policies

4.2.1 Build a healthy, city-wide ecological network through implementing the blue green network, increasing the urban forest canopy, transforming road space, land acquisition, and naturalization of parks and other City-owned public property.

4.2.2 Ensure natural areas support the health of Vancouver's water systems and are integrated within the ecological network.

4.2.3 Grow the urban forest canopy coverage to 30 percent by 2050 through protecting, managing and enhancing the urban forest.

4.2.4 Use City tools such as zoning, servicing and subdivision by-laws, and upgraded street designs to provide more space for permeability, quality soil, and increased tree canopy across the city.

4.2.5 Strengthen policies and regulations to create naturally managed areas on private property, with requirements and consideration for restoration, to increase biodiversity city-wide, and connectivity within natural systems.

Direction 4.3: Protect Nature

Protect ecosystems and manage growth around them

Dungeness crab in Howe Sound subtidal zone (Source: City of Vancouver)

Vancouver's ecosystems regularly compete with other important land uses. As well, human activity has negative, spillover impacts that lead to further environmental harm. Protecting nature requires strong and comprehensive tools to preserve areas for ecosystems, manage growth around sensitive habitats, protect natural assets on private property, and implement robust management plans for naturally managed areas.

Policies

4.3.1 Establish and strengthen guidelines, processes and requirements for environmentally sensitive areas to seek protection and enhancement of ecological functions.

4.3.2 Establish appropriate environmental setbacks that limit development around important water bodies.

4.3.3 Explore the formation of water rights for important bodies of water in Vancouver (e.g., marine conservation zones).

4.3.4 Protect urban soil to support the urban forest and hydrological cycle.

4.3.5 Ensure all types of naturally managed areas have management plans and conservation guidelines, developed and implemented in collaboration with the local Nations.

4.3.6 Develop and incorporate economic valuation of the ecosystem services that natural assets, habitats, and ecosystems provide into the City's financial planning processes.

Direction 4.4: Provide Access to Nature

Increase and ensure equitable access to nature

Mason Bee Project with Nature Kids, Jericho Park (Source: City of Vancouver)

Nature contributes to our physical and mental well-being. This direction focuses on enabling access to nature, without disturbing sensitive habitats, in low-barrier, convenient, equitable, and accessible ways, both geographically (by distance) and socially (through learning spaces and programs).

Policies

4.4.1 Support and collaborate with the local Nations to improve access to the land and water to exercise their Indigenous rights to carry out cultural practices and harvesting opportunities.

4.4.2 Ensure the ecological network is equitably distributed, and natural areas are accessible to every resident in Vancouver, while also balancing recreational, cultural, and environmental needs.

4.4.3 Create and co-locate spaces for learning and stewardship within and around naturally managed areas, with programs, partners, and educational opportunities for people to learn about nature.

4.4.4 Integrate Indigenous ecological knowledge and history where appropriate and with permission, and provide opportunities to learn about nature from diverse cultural perspectives, throughout natural areas.

SkyTrain near Science World (Source: City of Vancouver)

5. TRANSPORTATION

Vision: **Vancouver's transportation system connects people to jobs and daily needs in an equitable way, prioritizing low-cost, healthy ways of getting around, while supporting the economy.**

Transportation plays a vital role in supporting a thriving city and region, connecting us to people and places, influencing our quality of life, the environment, and the economy. However, many people continue to face travel barriers. More neighbourhoods need shops and services closer to home, with safe and comfortable streets and greenways, and better access to frequent transit. We also need to better serve diverse community needs and address inequities in service provision, safety, universal accessibility, greenery, and dignified travel.

The City has long prioritized affordable, healthy, and low carbon ways to get around and as a result, by 2016, over half of residents' trips were made by walking, biking, and transit. Through the Vancouver ODP, we will continue to align land use and transportation to build neighbourhoods that help people meet their daily needs without having to drive. We will transform road space from spaces for vehicles to places for people.

This Plan sets the stage for accelerating transportation planning efforts, working with the community and regional partners to align priorities. We will also work with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) to advance their priorities through specific projects and wider planning processes. We want to ensure a resilient, equitable, accessible, low carbon transportation network that supports a growing city with diverse population needs.

Connection to existing policies

Vancouver ODP directions complement other transportation-related documents, including TransLink's Regional Transportation Strategy - ***Transport 2050*** (2022) and ***Access for Everyone Plan*** *(Transport 2050: 10-Year Priorities;* 2022), the ***Climate Emergency Action Plan*** (2020) and the City's current transportation plan - ***Transportation 2040*** (2012). Together these documents guide transportation decisions for the city and region.

Key elements of the potential future transit network in Vancouver:

- **SkyTrain Capacity Relief Measures:** Sections on SkyTrain where upgrades (such as building parallel lines, double tracking, or increasing service frequency and train capacity) should be considered to meet future demand.
- **Major Transit Network (MTN):** High-capacity, high frequency, fast, and reliable rapid transit service, which could include heavy rail, SkyTrain, light rail, or bus rapid transit.
- **Express/Interregional Transit:** Fast and direct services with limited stops and high speeds connecting municipalities and regional areas.
- **Streetcar Alignment:** Public transit using medium capacity rail-based vehicles running in dedicated lanes or in mixed traffic. The streetcar is a City of Vancouver policy initiative and is not included in any TransLink plans or priorities, including *Transport 2050*.
- **Frequent Transit Network (FTN):** Frequent, reliable local transit service to serve all residents of Vancouver.

This map includes future rapid transit alignments set out in TransLink's *Transport 2050 (T2050)* and *Access for Everyone* plans, and potential expansion of the Frequent Transit Network to support growth identified in the Vancouver ODP and other documents.

Notes

[1] Sections where SkyTrain will be over ultimate capacity require high-capacity parallel transit lines.

[2] The Major Transit Network (MTN) can be delivered through at-grade bus rapid transit on existing rights-of-way or grade separation where appropriate. Examples of corridors with grade separation in *T2050* include Millennium Line extension to UBC (UBCx), Metrotown – Park Royal (Second Narrows) and UBC – Metrotown (41st-49th Ave) including locations in other parts of the region. While *T2050* does not specify grade separation on Commercial Dr. north of Broadway, the City will explore compatible alignments and technologies through study and partnership with TransLink.

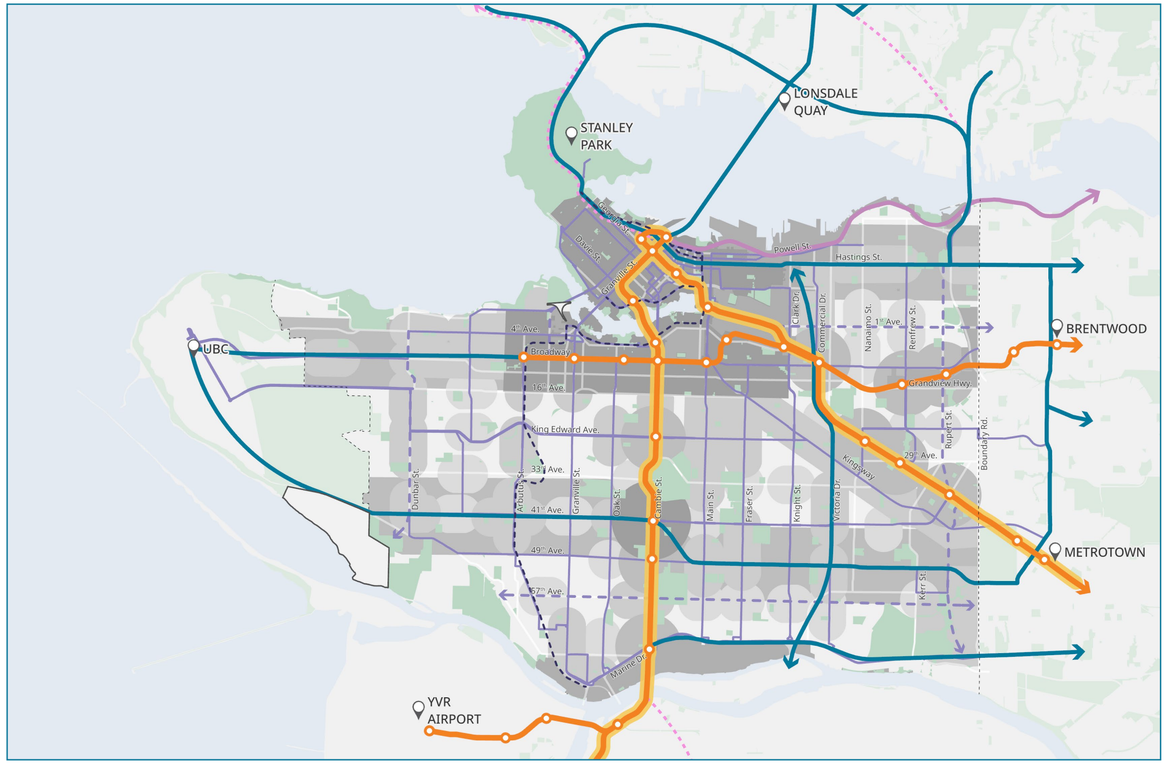
[3] Frequent Transit Network Expansions are subject to review in partnership with TransLink.

Future transit alignments are conceptual and may change subject to future, more detailed planning. Transit investments rely on funding from TransLink and the provincial and federal governments and timelines are not included in this work.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Map 8: Long-term transit network



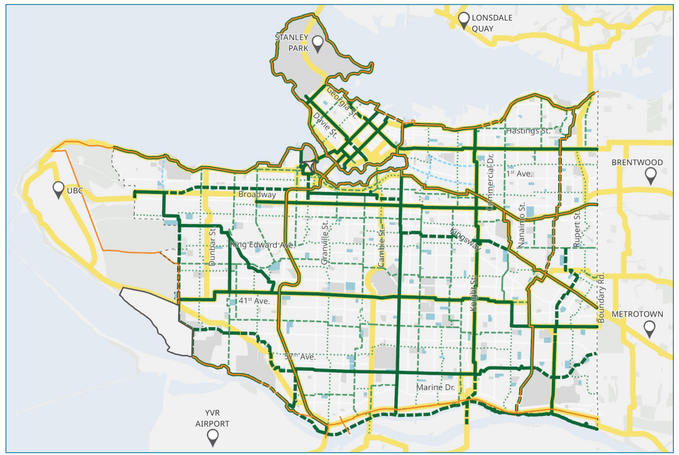
Existing Transit
- SkyTrain Station
- SkyTrain Line
- West Coast Express
- Frequent Transit Network

Future Transit
- SkyTrain Capacity Relief Measures[1]
- Major Transit Network[2]
- Express/Interregional Transit
- Streetcar Alignment
- Frequent Transit Network[3]

Urban Structure Strategy
- Metro Core/Broadway + MTC
- Industrial/Employment
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Map 9: Long-term greenway network



Greenways
- Existing Major Greenway
- Future Major Greenway
- Existing City Greenway
- Future City Greenway
- Tentative Greenway*

Regional Network
- Major Bikeway Network
- Regional Greenway

- First Nations Reserves
- Park or Open Space
- Public School
- Greenspace Outside Vancouver
- City Boundary

*Tentative greenways are dependent on securing new rights-of-way and/or construction permissions across railway corridors. Future and tentative greenway alignments are conceptual and may change subject to future, more detailed planning.

Greenways are high quality active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. The aim is for all residents to live within a 5-minute walk of a greenway, connecting neighbourhoods and key destinations across the city, and enhancing public life.

Illustration of a future greenway (Source: City of Vancouver)

Major Greenways: Higher order, city-wide, and regional-serving greenways connecting major destinations (such as destination parks, hospitals, higher education, and cultural institutions), spanning shore-to-shore and beyond city boundaries.

City Greenways: Greenways that connect important city destinations (community parks and public spaces, schools, neighbourhood shops) and create an interconnected network within the city, connecting Vancouver's many neighbourhoods together.

Neighbourhood Greenways: Smaller scale connections serving neighbourhoods (several blocks) to provide last mile connectivity from major/city greenways to neighbourhood/local destinations (not shown, identified in Area Plans).

Regional Greenway: High-quality regional active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities.

Direction 5.1: Land Use and Urban Design

Enable safe and comfortable walking, biking, and transit through land use and urban design

West End Pedestrian Plaza (Source: Paul Krueger, Flickr)

Locating people closer to their destinations and designing buildings oriented towards sustainable travel, makes walking and rolling the easiest and most convenient option for most trips. Allowing a greater mix of uses, including jobs and housing, close to transit increases access to the city, region, and beyond. With new growth, we need to carefully manage private vehicles to reduce impacts on streets and neighbourhoods.

Policies

5.1.1 Reduce the need to drive and decrease carbon emissions by locating shops, services, businesses, and diverse housing types in areas that can be well-served by walking, rolling, biking, and transit.

5.1.2 Design transit station areas as neighbourhood hubs that support seamless travel to and from the station with local amenities for shopping and stopping (such as grocery stores, services, and public spaces). Incorporate features that make these spaces inclusive and engaging for all ages, particularly for children, youth, and seniors, in order to promote active movement and social interaction.

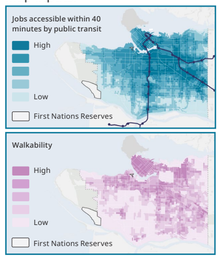
5.1.3 Explore locating shops, services, businesses, and a range of housing types along greenways, while considering vehicle access needs (off of car-free greenways).

5.1.4 Enhance connectivity and incorporate age-friendly design through new development to provide a fine-grained walking, rolling, and biking network (e.g., considering new routes and connections through large sites) that also supports safe, enjoyable, and active travel for children, youth, and seniors.

5.1.5 Implement policies that disincentivize driving, (e.g., shared district parking, eliminating minimum parking requirements, limiting parking supply) while safeguarding mobility for those who rely on vehicles and expanding age-friendly active travel infrastructure.

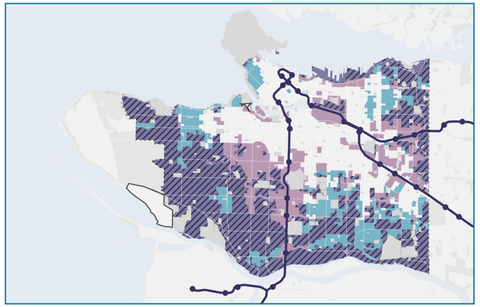
Map 10: Walkability and access to jobs by transit

Map inputs:



Walkability index input parameters: street connectivity (density of intersections), land use mix, residential density, commercial density, presence of sidewalks, and sidewalk conditions.

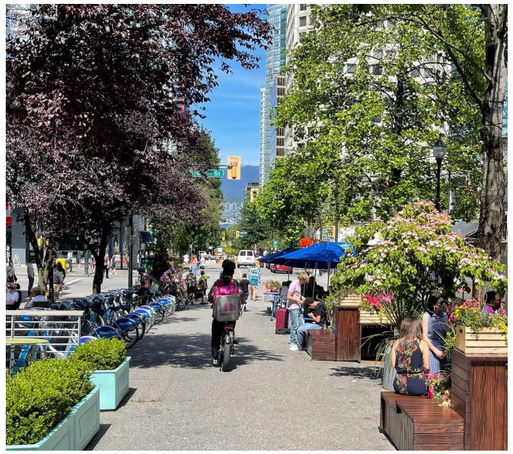
Source: City of Vancouver
Note: These maps reflect conditions in 2022



- Low Walkability
- Low Access to Jobs by Transit
- Low Walkability and Low Access to Jobs by Transit
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Direction 5.2: People-First Streets

Create people-first streets by transforming road space to support population growth and the changing needs of residents and businesses



Example of a people-first street (Source: Paul Krueger, Flickr)

Over 80 percent of Vancouver's street space is dedicated to vehicles. As the city grows, we can transform streets to make space for people to gather, walk, and bike; and for reliable transit, water management, habitat corridors, public space, and park space. This will require a flexible and adaptable approach, balancing core needs of the street and supporting those that need to travel by car.

Illustration of a future street showing space for walking, biking, and transit (Source: City of Vancouver)

Policies

5.2.1 Support safety and comfort for walking, rolling, and biking on local streets to provide greater connections to and through neighbourhoods and to key destinations. Include measures to ensure lower motor vehicle volumes and speeds.

5.2.2 Support safe and comfortable walking, rolling, biking, and transit access to destinations on retail streets. Support public life and the local economy, planning for deliveries and micromobility devices.

5.2.3 Reimagine arterials to be safe and livable while efficiently moving people and goods. Reduce the impacts of polluting vehicles and optimize goods movement.

5.2.4 Amplify and intensify the greenway network as car-light to car-free corridors for active transportation and recreation, providing a high-quality, continuous experience with public spaces, ecological and green infrastructure functions.

5.2.5 Provide a network of car-free retail streets in the city centre, supporting public life and the local economy, while considering required services, deliveries, and general vehicle access.

5.2.6 Leverage street improvement projects to deliver co-benefits for transportation, public space, water, and natural systems.

5.2.7 Develop strategies that prioritize walking, biking, transit, and public space on streets over parking, while considering persons with disabilities and others with essential parking needs.

5.2.8 Support transit and transit priority measures to enable reliable, accessible service and foster car-light and car-free living across the city.

5.2.9 Design streets to be safe, inclusive, and age-friendly to support walking, rolling, and biking for children, youth, and seniors, improving health and lowering emissions.

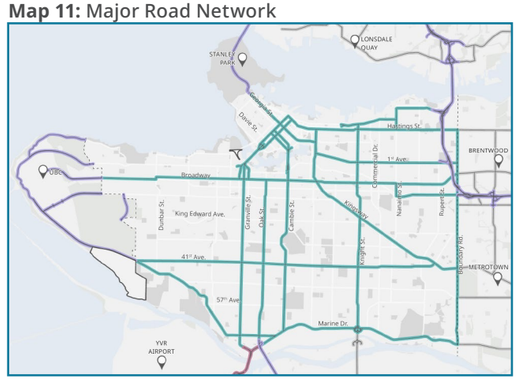
Direction 5.3: Future Planning

Accelerate planning for an equitable and sustainable transportation future for people and goods

Child biking (Source: Jin Cheong)

Building on current plans, the City will work with the community, the local Nations, and regional partners to respond to urgent challenges (such as climate change and growing inequities) and new opportunities (such as emerging technologies, expanding transit network, and efficient goods movement).

Map 11: Major Road Network



Major Road Network
- City of Vancouver
- Other Municipalities

Other roads/highways
- Provincial Authority
- Federal Authority

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

The Major Road Network (MRN) connects the provincial highway system with local roads, supporting the safe and efficient movement of people and goods across the city. TransLink contributes funding for the operation, maintenance, and rehabilitation of the MRN, with the City retaining ownership and operational responsibility.

Policies

5.3.1 Collaborate with the local Nations to improve transportation options, including better active travel and transit connections to Musqueam, Squamish, and Tsleil-Waututh developments, and First Nations Reserve Lands.

5.3.2 Identify and address the needs of equity-denied groups in transportation planning, design, and operations, improving access to destinations and opportunities.

5.3.3 Support rapid transit expansion approved through the Regional Transportation Strategy, *Transport 2050*, including Broadway SkyTrain to UBC, and identifying relief measures for Expo Line and Canada Line, as they reach capacity.

5.3.4 Ensure that the efficient and sustainable movement of goods is considered as part of all future planning to strengthen the City's role as a port city and premier Asia-Pacific Gateway.

5.3.5 Plan for emerging mobility-related technologies, such as shared mobility, micromobility, and self-driving vehicles.

5.3.6 Update the City's transportation plan and develop a comprehensive Greenways Refresh Plan to advance implementation of the Greenway Network, building on the *Transportation 2040 Plan*, Translink's *Bus Priority Vision*, the *Climate Emergency Action Plan*, and aligning with regional priorities.

5.3.7 Maintain and enhance the Major Road Network (MRN) to ensure safe and efficient movement of people and goods in collaboration with TransLink to fund operations, maintenance, and rehabilitation, while retaining City ownership and operational responsibility.

Feature Topic:
Transforming Road Space
Creating people-first streets by changing how we use road space

We will change our streets to improve walking, biking, and transit and create more space to manage water, create ecological corridors, and for people to gather and enjoy the outdoors.

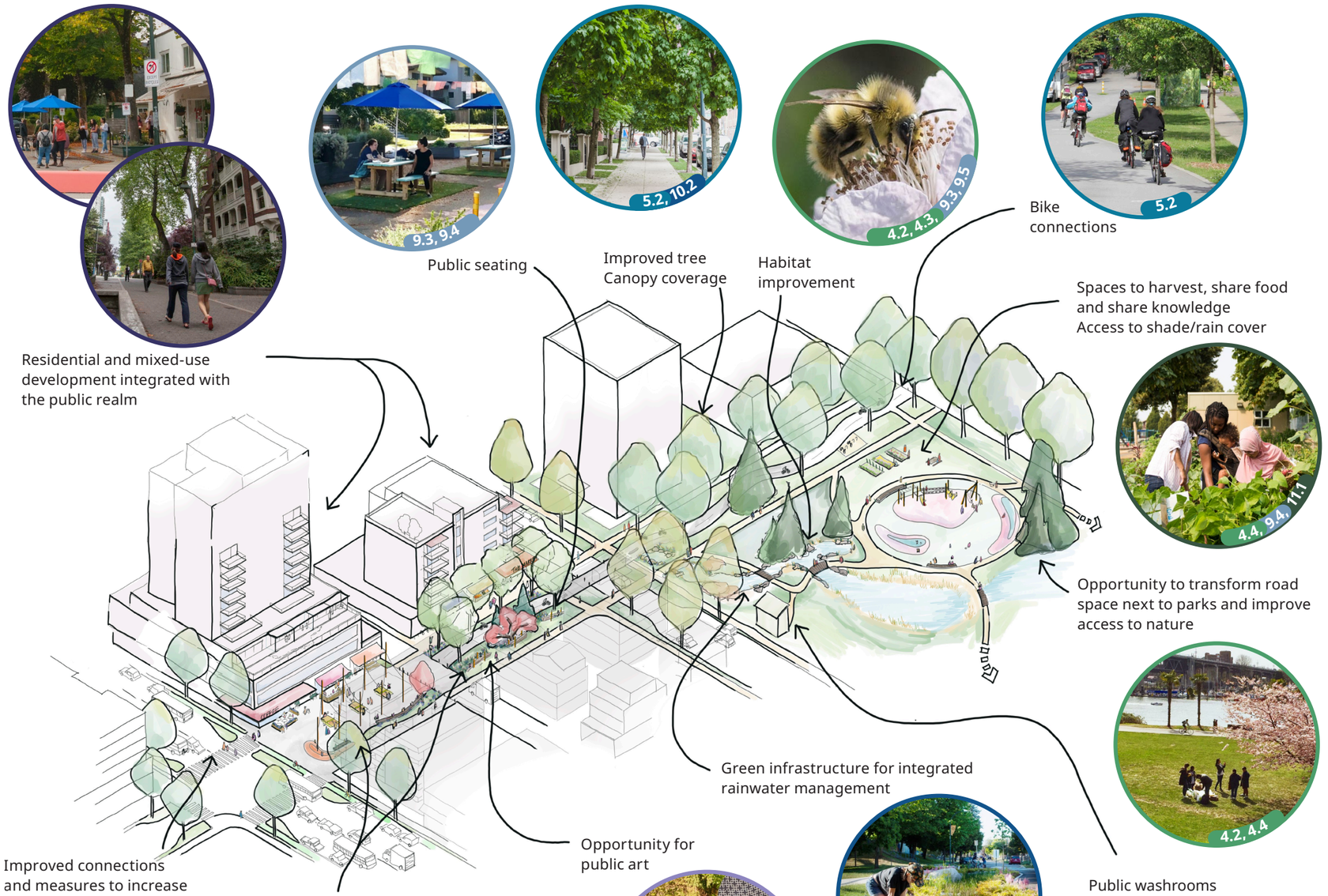
Working with communities, we will redesign streets through pilot projects and street reconstruction, creating new and expanded plazas, parks, and paths.

These people-first streets will:

- Connect and amplify surrounding land uses
- Meet the changing needs of residents and businesses
- Create an integrated network of public spaces, ecological corridors, rainwater management, greenways, and space for walking and biking
- Strengthen resilience and climate responsiveness through the integration of natural assets
- Make walking, biking, rolling, and taking transit safer and more comfortable
- Integrate universal accessibility

Note: For some uses like plazas or bikeways, trial or pilot projects may be undertaken prior to permanent installation, allowing more opportunities for public input.

Images clockwise, starting from the top left corner:
Main Street plaza (Source: City of Vancouver)
Bute Street pedestrian walkway, West End (Source: Paul Krueger, Flickr)
Public seating, 21st and Main Street (Source: City of Vancouver)
Tree canopy, downtown Vancouver (Source: Alison Boulier)
Bumble bee, Jericho Park (Source: Vancouver Park Board)
Greenway biking (Source: Paul Krueger)
S. Vancouver Growing Eden Garden Program (Source: City of Vancouver)
Sunset Beach Park (Source: Aaron Lao)
Public washrooms, downtown Portland (Source: iStock photos)
Green infrastructure, Sunset Park (Source: Shannon Mendes)
Family: Five Figures for a Triangle by Lyse Lemieux (Source: Rachel Topham)
800 Robson Plaza (Source: Jaspal Marwah)
Pedestrian crossing (Source: Paul Krueger)



Above: Concept sketch showing a future transformed street. Numbers alongside images (#) indicate related policy direction(s).
*See **Part 4 Future Growth** and **Part 5 Policy Areas** for more information.*

Children playing at the beach (Source: City of Vancouver)

6. CHILDCARE

Vision: **Children and families in Vancouver can access licensed quality childcare in their neighbourhood as part of a universal system.**

Access to quality, licensed childcare and early learning improves health outcomes for children throughout their lives and helps to equalize outcomes among all children regardless of race, ethnicity, household income, or neighbourhood. It enables families to live in the city, and is critical to a thriving, healthy, and stable economy by allowing parents to participate fully in the workforce. As a key determinant of female labour force participation, access to affordable and quality childcare is essential to achieving gender equality.

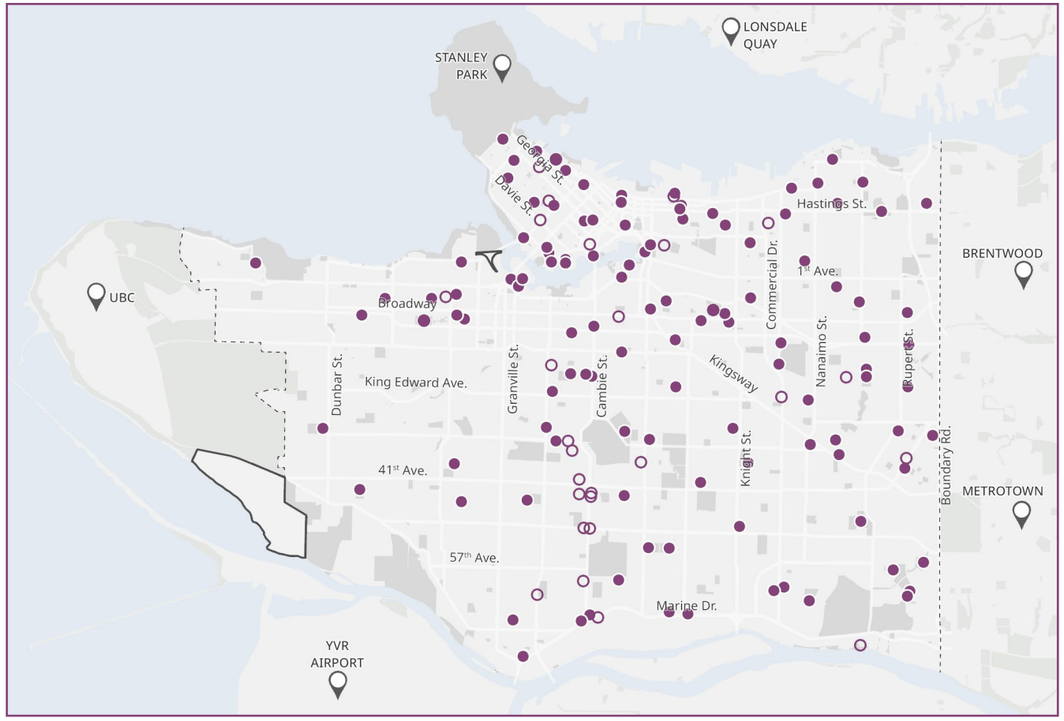
Provincial and federal governments are building universal childcare systems where all parents can access affordable, quality childcare. In 2024, the Government of Canada passed the *Early Learning and Child Care Act*, which commits long-term funding to provincial, territorial, and Indigenous partners to build a Canada-wide childcare system. Although childcare is a responsibility of senior governments, the City plays a critical role in leveraging land use planning tools, investments, and partnerships to support and advance universal childcare. Vancouver will continue to facilitate the creation, retention, and renewal of public and non-profit full-day licensed group childcare spaces, for children aged 0-5 years, working in partnership with senior governments, Indigenous governing bodies, the development community, non-profit operators, and Community Centre Associations.

Through collective efforts, Vancouver will ensure a future where all children have an opportunity to develop to their full potential and childcare is the backbone of a thriving, equitable economy.

School Age Childcare (6-12 years)

*In 2022, the Province transitioned childcare responsibilities to the Ministry of Education and Child Care. As a result, the City of Vancouver has a reduced role in supporting school age care, which more closely aligns with provincial mandates. The City of Vancouver has shifted focus toward the delivery of care for children aged 0-5, where it is positioned to make the most significant impact (see **Direction 7.8:** Public Schools for policy regarding childcare on school sites).*

Map 12: City-facilitated childcare



City-facilitated Childcare

- Existing
- Future

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Connection to existing policies

Vancouver City Council has twice endorsed the $10aDayPlan for universal childcare, in 2011 and 2021. ***Making Strides: Vancouver's Childcare Strategy*** (2022) provides a policy framework and investment strategy to support a universal childcare system. Other City policies also highlight childcare as a priority, including the ***Employment Lands and Economy Review*** (2020), the ***Women's Equity Strategy*** (2018), the ***Community Economic Development Strategy*** (2016), and the ***Healthy City Strategy*** (2014).

Part 5 6. Childcare

Direction 6.1: Universal Childcare

Expand, support, and retain public and non-profit full-day licensed group childcare spaces alongside planning for housing and jobs, as part of complete neighbourhoods

Children at the Creekside Child Development Centre - a childcare centre co-located with Creekside Community Centre (Source: City of Vancouver)

Childcare is an important element of complete neighbourhoods and thriving economies. A universal childcare system requires key partnerships to enable the expansion of public and non-profit childcare spaces. Identifying opportunities for childcare delivery requires thoughtful consideration around location, space requirements, and design features. This will ensure safe and accessible spaces that help children thrive.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Policies

6.1.1 Align rate of public and non-profit childcare development with growth of housing, schools, and job spaces.

6.1.2 Integrate public and non-profit childcare in all suitable areas of the city, prioritizing investments and incentives that would have the greatest impact on equity (e.g., target investments in areas where there is a greater population of low-income families or underserved employment areas).

6.1.3 Plan for a diversity of new public and non-profit childcare facility types on a variety of sites (e.g., district childcare hubs close to, or co-located with, elementary schools and other social infrastructure), including publicly owned sites, prioritizing opportunities for rapid delivery (e.g., prefabricated or modular).

6.1.4 Apply incentives and/or requirements to deliver and secure public and non-profit childcare in both City-owned and non-City-owned facilities, including alignment with large sites, housing, and employment developments.

6.1.5 Ensure all facilities are designed, located, and built to support healthy child development. Integrate Indigenous perspectives into planning and design for public and non-profit childcare services.

Planning for the future (Source: City of Vancouver)

Background: Community infrastructure in its many forms;
Inset: Trout Lake Rink (Source: City of Vancouver)

7. COMMUNITY INFRASTRUCTURE

Vision: **Vancouver's community infrastructure meets the needs of all residents. It is resilient, equitably distributed, and responsive to population growth and changing needs.**

Community infrastructure plays an essential role in the lives of Vancouver residents, providing access to the activities, services, and supports people need to stay healthy, engaged, and connected throughout life. Community infrastructure (e.g., libraries, community centres, public schools) are invaluable resources, especially for families and those who are from lower socio-economic populations or equity-denied communities. The network also includes regional-serving infrastructure, such as healthcare campuses, educational institutions, and government facilities.

Some community infrastructure and services are delivered by the City and its boards, such as libraries and community centres. Others are delivered by senior levels of government, school boards, or by non-profit organizations (NPOs) and community partners. The City creates opportunities for both City and community-operated services by working with the development sector and senior governments to secure and maintain spaces. There are also many other community services in Vancouver that are not operated or supported by the City, which also play a significant role in the community infrastructure "ecosystem" to support healthy communities.

Over the next 30 years, community facilities will need to respond to a growing, diverse, and changing population. Upgrades and investments are necessary to keep pace with population growth and to ensure equitable access. At the same time, we need to ensure our network of community infrastructure is financially sustainable.

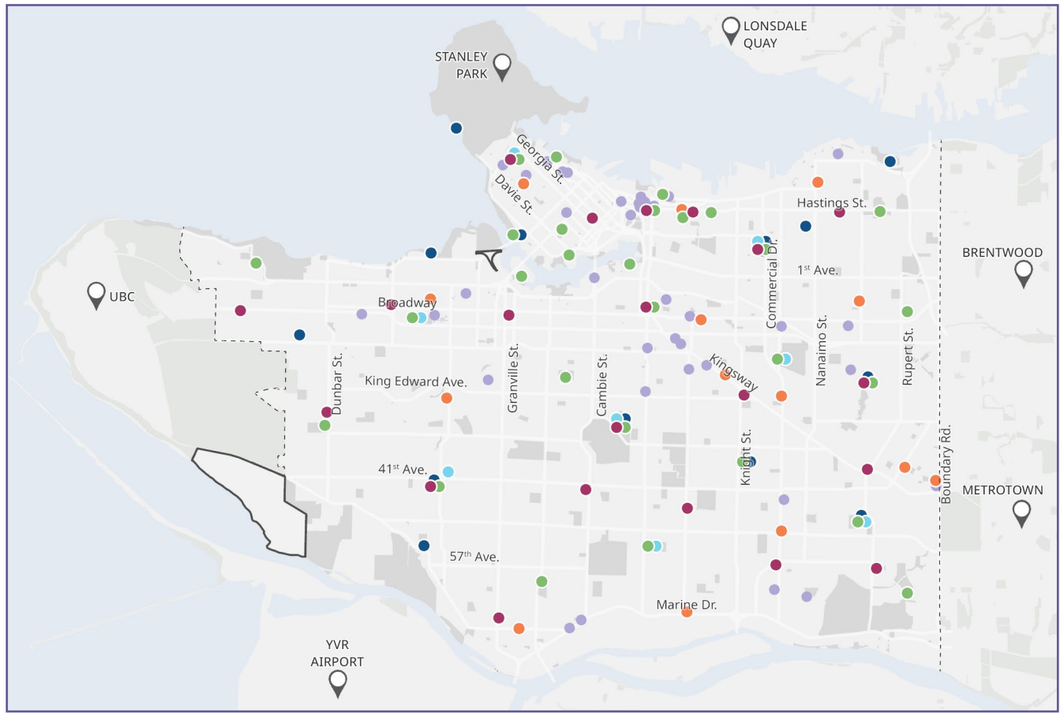
Connection to existing policies

Vancouver has a number of policy documents covering different aspects of community infrastructure, facilities and services. These include: ***Community Centre Strategy*** (2022), ***Spaces to Thrive: Vancouver Social Infrastructure Strategy*** (2021), the ***Parks Washroom Strategy*** (2020), ***Resilient Vancouver Strategy*** (2019), and the ***Vancouver Public Library (VPL) Facilities Master Plan*** (2018). The Vancouver ODP plays an important role of advancing implementation of these existing policies through city-wide land use policies and planning.

The Vancouver ODP focuses on the following types of community infrastructure:

- **City-delivered community infrastructure:** facilities funded, operated, and/or jointly operated by governing boards and partners such as the Vancouver Public Library (Vancouver Public Library Board) and community centres (Park Board and Community Centre Associations), as well as City-run social and community centres such as Carnegie Centre, Evelyne Saller Centre, and The Gathering Place.
- **Region-serving major facilities:** facilities including hospital campuses and major university and college campuses.
- **NPO-operated and City-supported community infrastructure:** facilities including neighbourhood houses, family places, youth, seniors' and social service centres, spaces for immigrant-serving organizations, social enterprises, Indigenous healing and wellness centres, food-related infrastructure (e.g., community kitchens), and other facilities that provide space for community use (e.g., cultural centres, community halls, and places of worship).
- **Public schools:** operated by the Vancouver School Board and the Conseil scolaire francophone. Public schools not only serve educational needs but are also local hubs for connection and activity.

Map 13: Community facilities

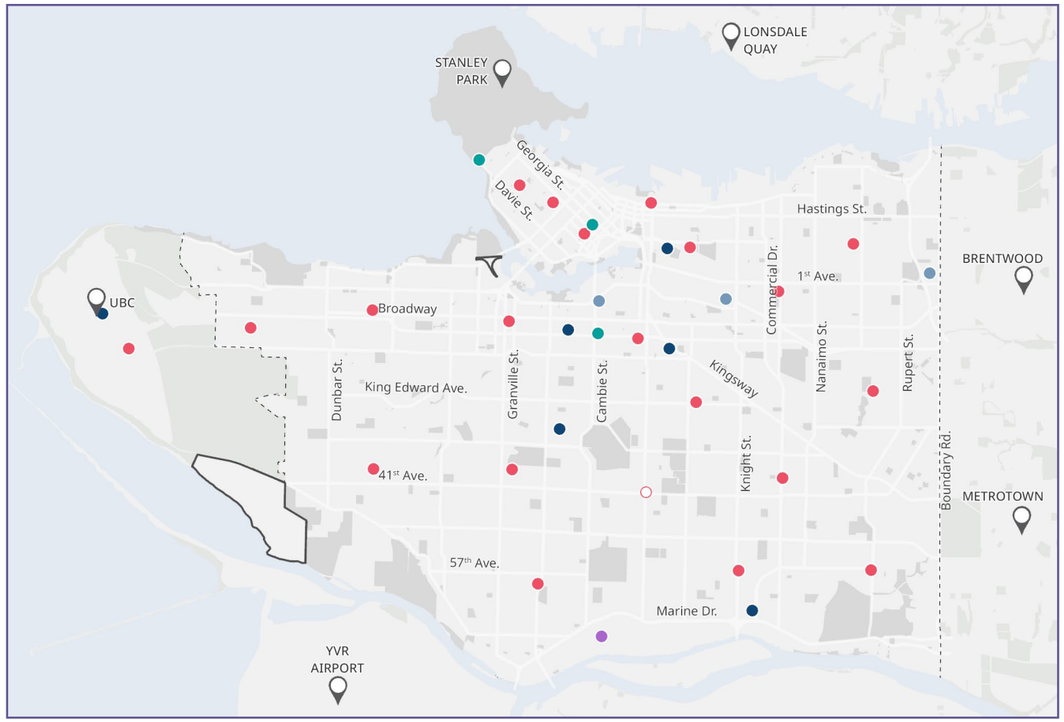


This map highlights City-owned and long-term leased social facilities as well as non-City-owned facilities with major capital investments from the City of Vancouver. However, it is not a comprehensive representation of the complex and diverse social non-profit ecosystem. City-owned and long-term leased social facilities can have multiple social non-profit tenants and other shared users throughout the city. It does not include City-supported social non-profits through the Social Policy Grants program or the many social non-profits that operate in non-City affiliated facilities.*

**For reference "major capital investments" is considered to be $500,000 or more.*

Part 5 7. Community Infrastructure

Map 14: Civic services, health, and public safety



- Civic Administration Building
- Hospital
- Existing Fire Hall
- Future Fire Hall
- Vancouver Police Department Public Facility
- Service Yard, Zero Waste Centre, and Waste Transfer Station
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

This map shows civic services, health facilities, and public safety infrastructure that form part of the city's essential community infrastructure network, focusing on the main publicly accessible facilities. Additional Vancouver Police Department facilities are integrated into neighbourhoods. Additional health facilities – such as ambulance stations, urgent primary care centres, and clinics – also play a critical role in supporting Vancouver residents. Similarly, additional civic administration buildings and yards support municipal functions.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Direction 7.1: Community-serving spaces

Deliver and support community-serving spaces across all neighbourhoods to meet population growth and changing needs, prioritizing underserved communities

A range of community-serving spaces offered at Hillcrest Park (Source: City of Vancouver)

Community-serving spaces enable the delivery of programs that foster health, well-being, and resilience, promote a sense of belonging, and help residents meet their basic needs. These critical programs are delivered by public, non-profit, and community operators in a variety of spaces. Community infrastructure is critical to support Vancouver's population, particularly equity-denied groups. There is strong and growing demand for these spaces and the services they provide.

Policies

7.1.1 Seek to ensure growth is supported with community-serving spaces, aligned with the *Spaces to Thrive: Vancouver Social Infrastructure Strategy.*

7.1.2 Identify strategic opportunities to make space for new community-serving uses (e.g., within new developments on City-owned or private sites) in areas where known service gaps exist.

7.1.3 Centre an Indigenous approach to community infrastructure that honours the relationship to xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) through design, cultural elements, and partnerships with urban Indigenous-led service providers.

7.1.4 For City-delivered and City-supported facilities located in areas of existing cultural redress initiatives (e.g., Hogan's Alley, Chinatown, Paueru-gai, Punjabi Market) and future redress initiatives, ensure statements of cultural significance and partnership with those communities inform the development process, from pre-planning to project delivery.

7.1.5 Develop anti-displacement incentives for NPO-operated social services and programs, including the replacement of existing and the creation of new spaces in high growth and other strategic locations in redevelopment scenarios.

7.1.6 Locate new City-delivered facilities close to transit and other services to optimize access and convenience for users.

Direction 7.2: Libraries

Maintain and enhance access to library spaces that are welcoming and enable residents to engage with information, ideas, and each other

Vancouver Public Library, Renfrew Branch, Early literacy space (Source: VPL)

The Vancouver Public Library (VPL) plays a vital role in communities. Libraries provide books, media, accessible information, research support, free learning opportunities, free indoor public space, meeting rooms, and shared spaces through the Central Library and 20 branches across the city. The library is facing high demand within aging facilities and insufficiently sized branches in neighbourhoods where the majority of residents live.

Policies

7.2.1 Seek to ensure growth is supported with increased library space, with the majority of additional space allocated to branches, in alignment with VPL's *Facilities Master Plan.*

Direction 7.3: Community centres and recreational facilities

Ensure community centres and recreational services continue meeting the needs of all communities

Aquafit class (Source: City of Vancouver)

Vancouver's community centres and recreational facilities are important hubs for community life, health, and play. Their programs and spaces, made possible by partnerships with the Community Centre Associations, contribute to the health of communities and our sense of connection, expression, and identities. The Vancouver ODP will ensure these facilities provide for existing and future residents.

Policies

7.3.1 Ensure the equitable delivery of services by protecting, renewing, and upgrading facilities and assets (e.g., community centres, recreational facilities, and public washrooms) in alignment with growth in policy.

Direction 7.4: Co-located Spaces

Enable more social and community uses through co-location, shared spaces, and the use of underused or vacant spaces

Marpole Community Hub (Source: Marpole Oakridge Family Place)

Locating multiple services in the same facility can result in many benefits: creating more affordable space; allowing organizations to collaborate and deliver innovative services; increasing opportunities to share resources and services; and enabling residents to access multiple services in the same location. The City can facilitate the use of shared community space in civic buildings, particularly where facilities such as libraries, community centres, and other civic amenities are co-located.

Policies

7.4.1 Plan and design City-owned civic facilities to accommodate co-location of multiple NPO tenants.

*The **non-profit sector** plays an essential role in the delivery of social-serving programs. While governments and funders help to build and regulate spaces for NPOs (e.g., by providing grants and advocating for the importance of social infrastructure), NPOs give purpose to these spaces. They work by responding to needs in their communities, delivering critical social programs and services.*

Nearly half of social NPOs in Vancouver have reported a lack of suitable, affordable, and secure space to meet community needs. A majority of organizations face unstable tenure (i.e., short lease terms) and limited funding.

Direction 7.5: Access to Safe Public Washrooms

Expand the range of public washrooms for all residents and ensure access for people who currently experience barriers to water and washrooms as a human right

Public toilet, downtown Portland (Source: iStock photo)

Access to washrooms is a fundamental human right, and providing washroom services as the city grows is essential. Improving the safety, accessibility, availability, and cleanliness of washrooms is a high priority for the public, particularly important for women and gender-diverse people, people experiencing homelessness, sex workers, people who use drugs, and other communities who rely on public washrooms for basic human needs.

Policies

7.5.1 Improve access to washrooms in plazas, City-owned civic facilities, and other public spaces.

7.5.2 Work with non-profit agencies and business owners to increase washroom services and infrastructure, to align service provision with need.

As of 2025, there were 141 public washrooms facilities in the city with the majority open from dusk to dawn. The Vancouver Public Library also offers washroom access across its 21 locations. The City supports two Washroom Attendant Programs at Pigeon and Oppenheimer Parks.

*The **Parks Washroom Strategy** (led by the Vancouver Park Board) begins with an understanding that washrooms are an essential public service and that everyone is entitled to safe, clean, and accessible washrooms; and lays out a plan for how to deliver facilities in a feasible and comprehensive approach.*

Direction 7.6: Campus Institutions

Support intensification of campus institutional sites, and their networks, to meet the needs of a growing population

Vancouver General Hospital (Source: Arzen Chan)

Vancouver includes a number of major campus institutions including:

- hospital campuses that include some of the most advanced teaching and research hospitals in the world;
- university and community college campuses; and,
- administrative government facility campuses such as Civic District (City Hall campus).

These institutions, shown as Campus Institutional in ***Part 5** 2. Economy* **Map 6**, are among the largest employers in the city and attract thousands of employees, patients, students, and visitors every day. As the population of the city grows, there will be a growing demand for expansion of these campus networks.

Policies

7.6.1 Subject to *7.6.3*, support intensification of campus institutional sites to serve the city's growing population.

7.6.2 To provide for future institutional expansion, major institutions are encouraged to consider leasing rather than selling lands that are considered surplus to their current needs and explore possible use of the site for an alternative suitable public institutional purpose. This will allow for growth needs over time.

7.6.3 Residential uses are not permitted on campus institutional sites, except for dormitory style rooms.

Direction 7.7: Community-serving Institutional

Support community-serving institutional uses as part of complete neighbourhoods

Frog Hollow Neighbourhood House (Source: UWLM iVolunteer)

Vancouver's neighbourhoods include a diverse range of institutional uses of varying sizes and scales. Community-serving institutions such as public and non-profit childcare facilities, seniors care homes, places of worship, social service centres, etc. are woven into neighbourhoods throughout the city. These institutions form the social fabric of our city, contributing to community vibrancy and resilience.

For further details relating to childcare see ***Part 5** 6. Childcare.*

Policies

7.7.1 For sites with existing community-serving institutional uses undergoing redevelopment through rezoning, seek either no net loss, or an increase in floor area for community-serving uses in the redevelopment proposal. This policy does not pertain to exclusive worship space in places of worship.

7.7.2 Encourage the replacement of existing and development of new public or non-profit-childcare or community care and assisted living uses. Should an application propose a closure or a reduction in size of any of the above, the applicant should provide an assessment that states the impact on supply within the area and city-wide.

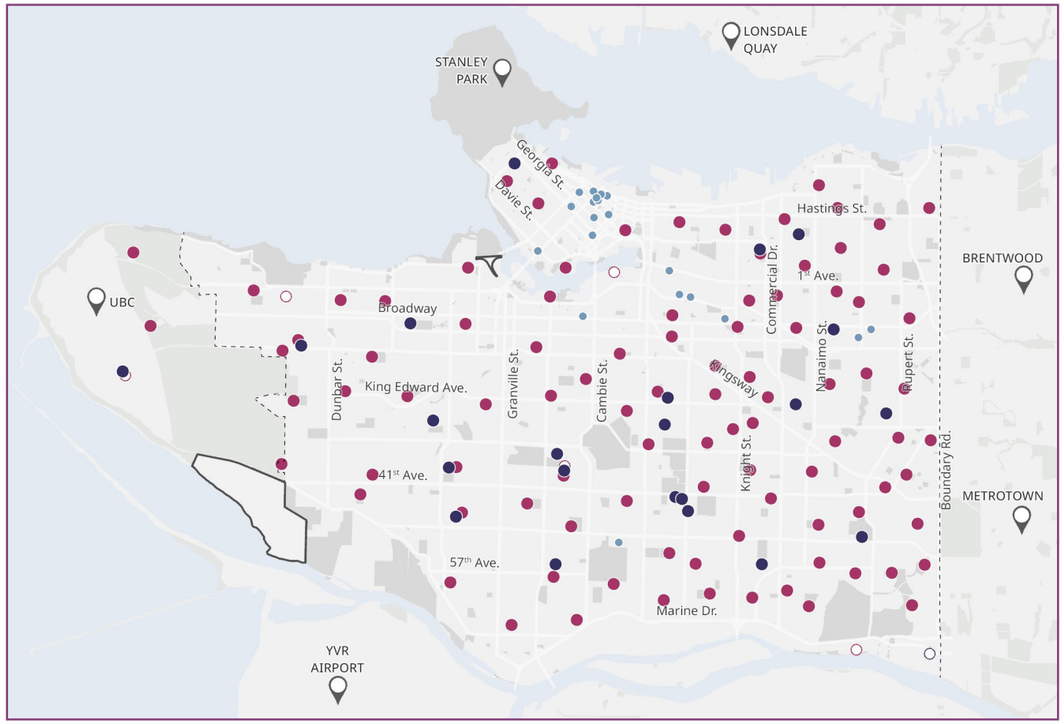
Direction 7.8: Public Schools

Ensure public schools are supported as integral features of complete neighbourhoods

Charles Dickens Elementary (Source: City of Vancouver)

Vancouver is home to 115 public schools (including five francophone schools) distributed throughout its diverse neighbourhoods. British Columbia's public schools play a vital role in our communities. Schools are natural centres of activity in neighbourhoods, serving not just the education needs of school aged children, but also serving as sites for early learning and childcare and as local hubs for connection, accessing play and outdoor physical activity on valuable community open space. As the city grows, protecting existing and securing additional school sites will be increasingly critical for creating complete neighbourhoods.

Map 15: Current and future public schools



Policies

7.8.1 Seek to maintain strong partnerships and communication with the school districts, including sharing of data, projections, strategic priorities, and any impacts that decisions may have on communities.

7.8.2 Support the school districts in jointly planning and advocating for the expansion or renewal of schools and/or related public-serving facilities on-site, and support the school boards with any planning needs for new sites to serve growing communities.

7.8.3 Collaborate with school districts to identify opportunities for shared outdoor space that support mutual community benefit.

7.8.4 Collaborate with school districts to ensure public school sites accommodate the educational and learning needs of school aged children, as well as other complementary community-serving uses, such as adult learning, early learning, and childcare (including for school aged children).

7.8.5 If a school district deems it necessary to close an existing school or dispose of any school site, or portion thereof, any change of use and/or intensification of use beyond existing zoning will require an ODP amendment. The City will take into consideration the current and future needs of the surrounding neighbourhood and the request of the school district when evaluating any proposed change of use or intensification of use beyond existing zoning.

7.8.6 Recognizing the central role schools and school grounds play within many communities, encourage shared use of school facilities and lands for community-serving purposes, including the valuable role these sites can play as outdoor space in neighbourhoods.

Tsleil-Waututh Wolf Dancer (Source: Nancy Bleck)

8. ARTS, CULTURE AND HERITAGE

Vision: **Vancouver has elevated arts, culture, and heritage in ways that reflect Vancouver's diversity, position on unceded territory, and right relations with Musqueam, Squamish, and Tsleil-Waututh Nations.**

Vancouver is home to world-renowned artists, diverse cultural traditions and industries, and a flourishing music scene. We are also at the centre of an Indigenous cultural resurgence. The xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) and urban Indigenous Peoples, as well as people from around the world, have instilled Vancouver with qualities, stories, heritage, and character that make the city unlike any other.

Theatres, studios, public art and plazas, and cultural centres enliven Vancouver, while our architectural forms and monuments reflect our identities and histories. The city's heritage—from oral traditions and rituals to archeological sites, historic areas, and buildings—tells a rich and complex story that is Vancouver.

Arts, culture, and historic areas contribute to the city's identity, collective experiences, and the economy, driving tourism and job creation. At the same time, artistic and cultural communities experience increasing costs, limited incomes, loss of production and presentation spaces, and restrictive regulations. Further, heritage resources are vulnerable to redevelopment pressures. If left unchecked, Vancouver will lose its highly valued arts, cultural, and heritage resources.

The City and community should support, resource, celebrate, and protect arts, culture, and heritage in ways that recognize the importance of reconciliation, decolonization, equity, and accessibility. Opportunities for arts and cultural spaces and businesses should be created throughout the city. Current definitions of heritage are expanded to emphasize both tangible and intangible heritage assets and values.

Connection to existing policies

The ***Vancouver Heritage Register*** (2024) and ***Vancouver Heritage Program*** (2020) provide a renewed vision for heritage in Vancouver. ***Culture\|Shift*** (2019), ***Making Space for Arts and Culture*** (2019) and the ***Vancouver Music Strategy*** (2019) affirm the City's commitment to arts and culture. The Vancouver ODP advances these policy documents through land use policies and planning.

Area of High Concentration of Arts and Cultural Spaces, and Heritage Resources: Continue to support a high concentration of arts, cultural production and performance spaces, and heritage assets. Identify arts and cultural districts and/or heritage districts and cultural landscapes, with tools for their protection.

High Streets and Commercial Hubs: Support diverse, affordable, accessible non-profit arts and cultural spaces. Support adaptive reuse of underused and heritage buildings, where possible.

Rapid Transit Areas, Neighbourhood Centres and Villages: Foster public spaces that are culturally vibrant, promote social connection, and cultural expression. Support adaptive reuse of underused and heritage buildings, where possible.

Industrial Areas: Support affordable non-profit arts, culture, and music production spaces and reduce regulatory barriers. Support adaptive reuse of underused or heritage buildings, where possible.

***Ethno-Cultural Community Areas:** Explore protection of cultural heritage assets, heritage values, services, and/or businesses for or from ethnic communities.

Cultural Redress Areas: Recognize and address historical and contemporary forms of legislative and municipal discrimination, erasure, and displacement. As of 2025, these areas include Chinatown, Hogan's Alley, Punjabi Market, and Paueru-gai.

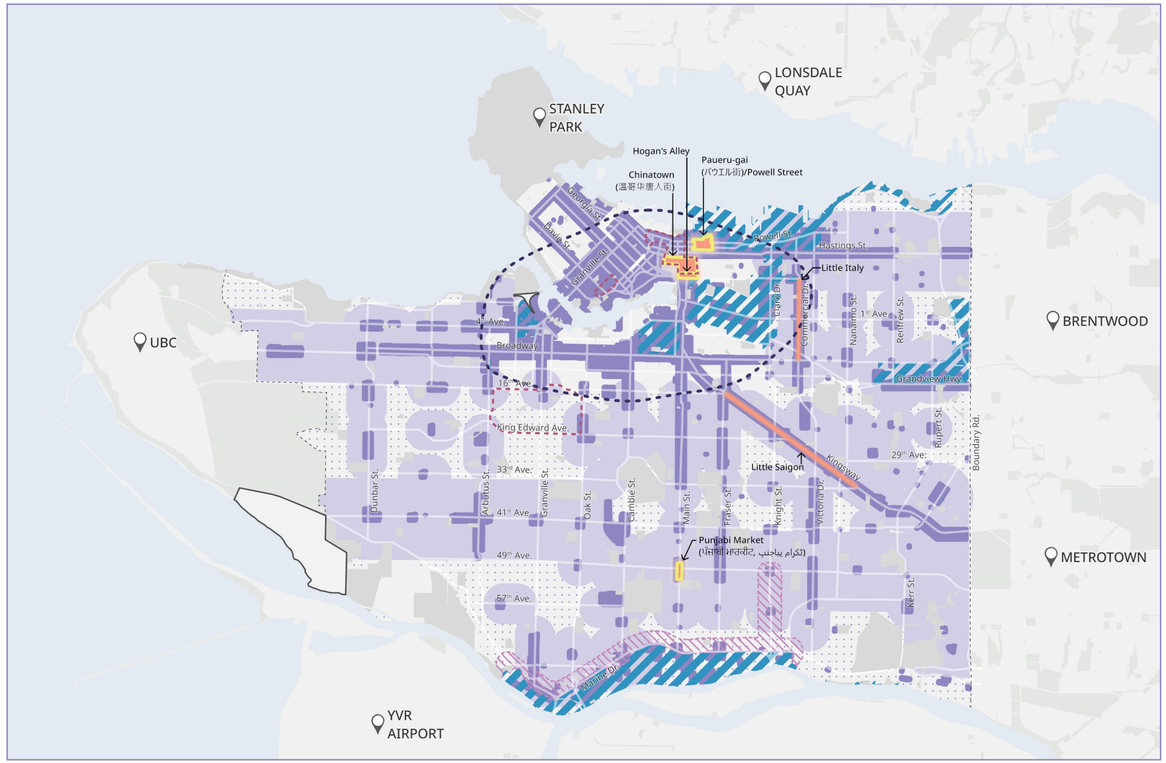
Heritage Districts: Identify and protect new heritage districts where there is a high concentration of tangible or intangible heritage assets. As of 2025, these include Chinatown, Gastown, Yaletown, and First Shaughnessy.

Multiplex Areas: Increase opportunities for cultural production and programming in community centres, schools, libraries, and/or outdoor areas. Explore options for arts and cultural production as homebased business.

Marine Drive and Knight Street Study Area: Explore arts and cultural production as part of study.

Prioritize, support, and make visible Musqueam, Squamish, and Tsleil-Waututh cultural spaces, places, and areas of cultural significance city-wide, as guided by the local Nations.

Map 16: Arts, culture and heritage policy support areas



- Area of High Concentration of Arts and Cultural Spaces and Heritage Assets
- High Streets and Commercial Hubs**
- Rapid Transit Areas, Neighbourhood Centres and Villages
- Industrial Area
- Heritage District
- Cultural Redress Area
- Ethno-Cultural Community Area*
- Multiplex Area
- Marine Drive and Knight Street Study Area
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

*Areas identified on this map only represent Council recognized areas to date, and do not reflect all potential areas.

**High Streets and Commercial Hubs were identified in a consultant study as areas with existing retail-commercial space. Through the Vancouver ODP, the city will seek opportunities to expand these areas over the long term.

Direction 8.1: Arts and Culture Focus

Embed arts and culture in city-building

Koko by Peter Gazendam, Brewers Park (Source: Rachel Topham)

Arts and culture contribute to neighbourhood vitality and help define Vancouver's identity. The Vancouver ODP supports arts and culture as a core civic priority through appropriate investments and a focus on land use and infrastructure planning, processes and policies.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Policies

8.1.1 Ensure cultural vitality is integrated into Vancouver's sustainable development, identity, livability, and economic prosperity, by including arts and culture in land use planning processes and policies.

8.1.2 Consider and support, artist and community-led priorities and practices in land use planning processes and policies, particularly elevating artists' voices of equity-denied groups.

Direction 8.2: Arts and Cultural Spaces

Expand and support spaces to produce, present, and experience arts and culture

Man Up Productions (Source: Chanel Viner)

A thriving arts scene, and the people who make it, require spaces for production, performance, and practicing. *Making Space for Arts and Culture* identifies 10-year targets of "no net loss" of Vancouver's cultural spaces and 650,000 square feet of new or repurposed space for professional and community arts and cultural activities. This includes art and rehearsal studios, outdoor performance venues, museums, and galleries. The Vancouver ODP supports the creation of new, affordable, and diverse spaces, while seeking to protect existing arts and culture spaces.

Policies

8.2.1 Prioritize, support and make visible the local Nations' cultural spaces, places, and areas of cultural significance, as led by the local Nations.

8.2.2 Identify arts and cultural districts where there exists a high concentration of arts and cultural production or presentation spaces, and/or expressions of cultural heritage, and develop tools for their protection and growth.

8.2.3 Continue to remove regulatory barriers and update policies and guidelines to reduce displacement and protect arts, cultural, and music spaces.

8.2.4 Support the growth of diverse, affordable, accessible non-profit arts and cultural spaces city-wide.

8.2.5 Include public art, and arts and cultural spaces in new community and civic facilities, such as libraries, fire halls, community centres, and City Hall.

8.2.6 Develop outdoor music and performance spaces in parks and other public space.

8.2.7 Support innovations in ownership and operations such as land trust models, funding models, shared spaces, and community-owned assets.

8.2.8 Support integration of arts and cultural spaces into new mixed-use developments, particularly in areas where existing arts or cultural spaces could be displaced.

8.2.9 Apply equity and accessibility approaches when planning for cultural spaces and programs, addressing how different equity-denied groups may experience physical, social, cultural, linguistic, spatial, or financial barriers to participation.

Part 5 8. Arts, Culture and Heritage

Direction 8.3: Heritage Stewardship

Ensure meaningful and respectful stewardship of tangible and intangible heritage resources, in particular supporting Indigenous and equity-denied communities' perspectives and approaches

Untitled (Welcome Figure) by Darren Yelton (Source: City of Vancouver)

Culture and heritage can expand and deepen our understanding of the city's remarkable diversity, past and present. It is important to recognize and celebrate the many cultural communities that comprise the city and to advance understanding of cultural heritage and cultural landscapes. The City and community must address historic and current discrimination, erasure, and loss experienced by many communities.

Policies

8.3.1 Prioritize and support the local Nations' visibility, voice and cultural practices across the city through public art, revitalization of hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh languages, cultural spaces and programming, educational initiatives, and design, as led by the local Nations.

8.3.2 Continue to collaborate with local Nations to protect recorded and unrecorded archaeological and traditional use sites, incorporate archaeological protections in area planning and development, and explore and expand protection tools and methods, including reflecting changes in provincial policy.

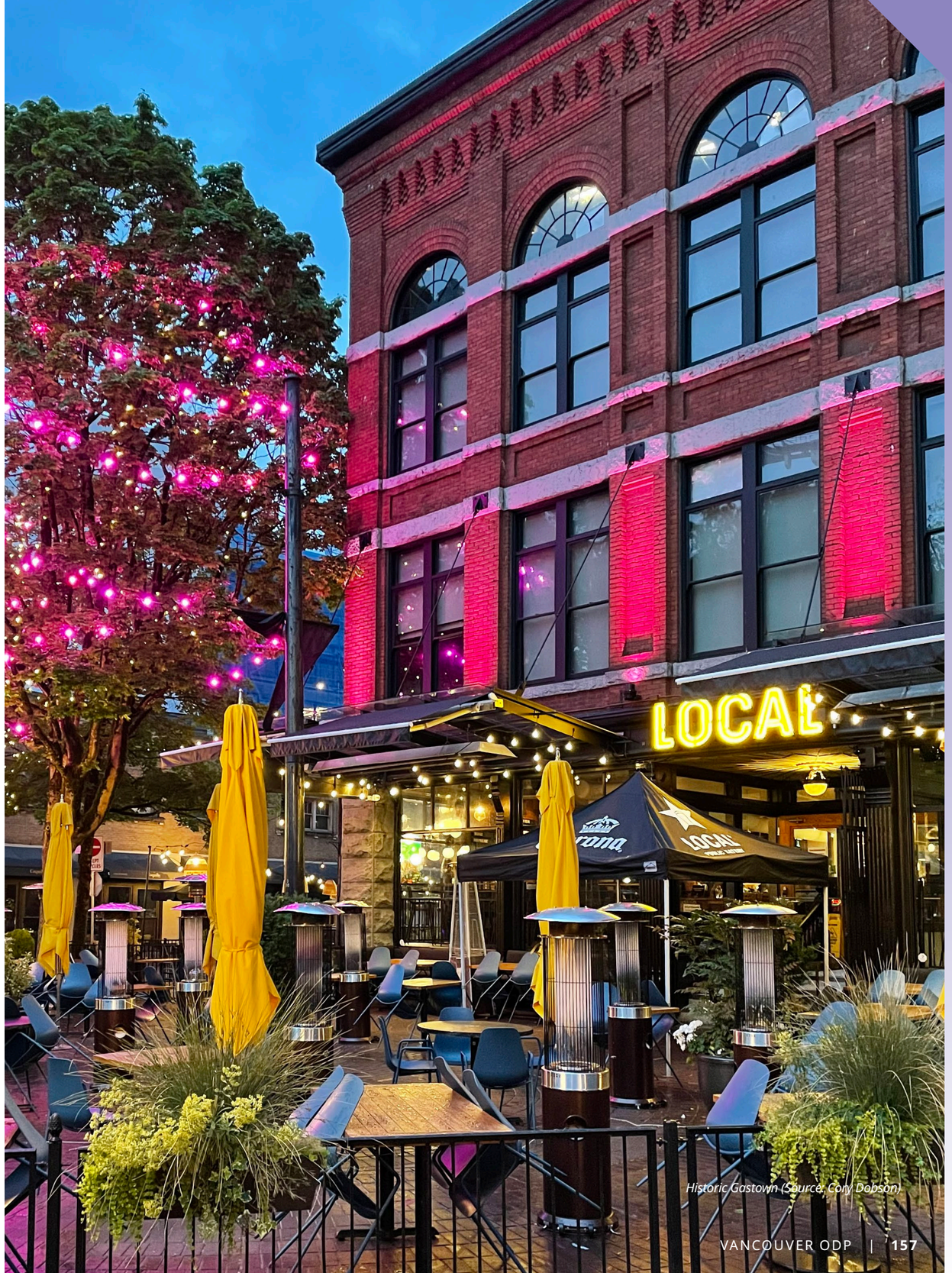
8.3.3 Explore and expand planning tools to protect culturally important places, tangible and intangible heritage assets, heritage values, and historic places with a focus on ethno-cultural community areas and cultural redress areas.

8.3.4 Ensure the *Vancouver Heritage Program* furthers an understanding of the local Nations' cultural heritage and historic places, and those of equity-denied groups.

8.3.5 Encourage heritage conservation, including through adaptive reuse of historic buildings and accommodating arts, cultural, and community-serving uses whenever possible.

8.3.6 Integrate input from communities on their histories and heritage values in area planning processes, including from the local Nations.

8.3.7 Identify and protect new heritage districts or cultural landscapes where there is a high concentration of tangible or intangible heritage assets, including development of historic context statements.



Historic Gastown (Source: Cory Dobson)

Sunset Serenade, Keys to the Streets at Spyglass Dock (Source: Steve Chou)

9. PARKS AND PUBLIC SPACE

Vision: **Vancouver's parks and public space network is welcoming, inclusive, and resilient.**

Vancouver's parks, plazas, streets, paths, and beaches make the city a vibrant place to live. These outdoor public spaces are where people gather, explore, and connect. They also support social, cultural, recreational and political activities, as well as the local economy and natural environment. Access to these spaces is critical for our health and well-being, and these spaces serve as living rooms and backyards for many people, including the most vulnerable members of our communities. Public space is fundamental to participation in public life. Safe and equitable access to quality spaces across the city for everyone is critical to the social well-being of the community.

Vancouver has a great legacy of parks and public spaces, from destination parks and the seawall, to neighbourhood plazas and vibrant high streets. However, as Vancouver continues to grow, demands on the network will also increase. These spaces must accommodate many different and sometimes competing uses, with limited space and resources.

Through collaboration with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) and community partners, the City will build a parks and public space network that plays a key role in addressing major challenges: responding to climate change; protecting ecosystems; and building an equitable, diverse and culturally vibrant city.

Connection to existing policies

The ODP provides city-wide direction relating to public space. The City has several additional plans and strategies covering aspects of public space in more detail, including ***Transportation 2050*** (2022), ***Places for People: Downtown Public Space Strategy*** (2020), ***VanPlay: Vancouver's Parks and Recreation Services Master Plan*** (2020, Park Board approved), and the ***Plaza Stewardship Strategy*** (2022).

Existing Features

Parks: Publicly accessible parks designated for community use, recreation, and naturally managed areas. These lands are protected for long-term public benefit and form the foundation of the city's parks and public space network.

Golf Courses (Public/Private): Large open spaces used for golf recreation. May be publicly accessible or privately owned and operated. Public golf courses may include perimeter paths that offer community access. These areas also provide habitat for birds, small animals, and pollinators.

Cemetery: Lands dedicated for interment and remembrance that also contribute to passive green space, biodiversity, and urban cooling.

Regional Parks and Greenspace Outside Vancouver: Parkland and natural areas outside of Vancouver that are owned or managed by other governments or agencies (e.g., Metro Vancouver).

Public Plazas and Open Spaces: Sizeable publicly accessible open space and plazas with space or amenities that promote group gathering or individual lingering. Other key corridors like high streets and greenways also have important public space functions but are not included on this map.

Seawall: A safe and comfortable 28-km walking and biking route that begins at the Vancouver Convention Centre and ends at Spanish Banks Park.

Arbutus Greenway: 9 km of old railway corridor that has been transformed into a walking, biking, and rolling path from False Creek to the Fraser River.

Additional greenways are shown on the Long-Term Greenway Network in ***Part 5*** *5. Transportation*.

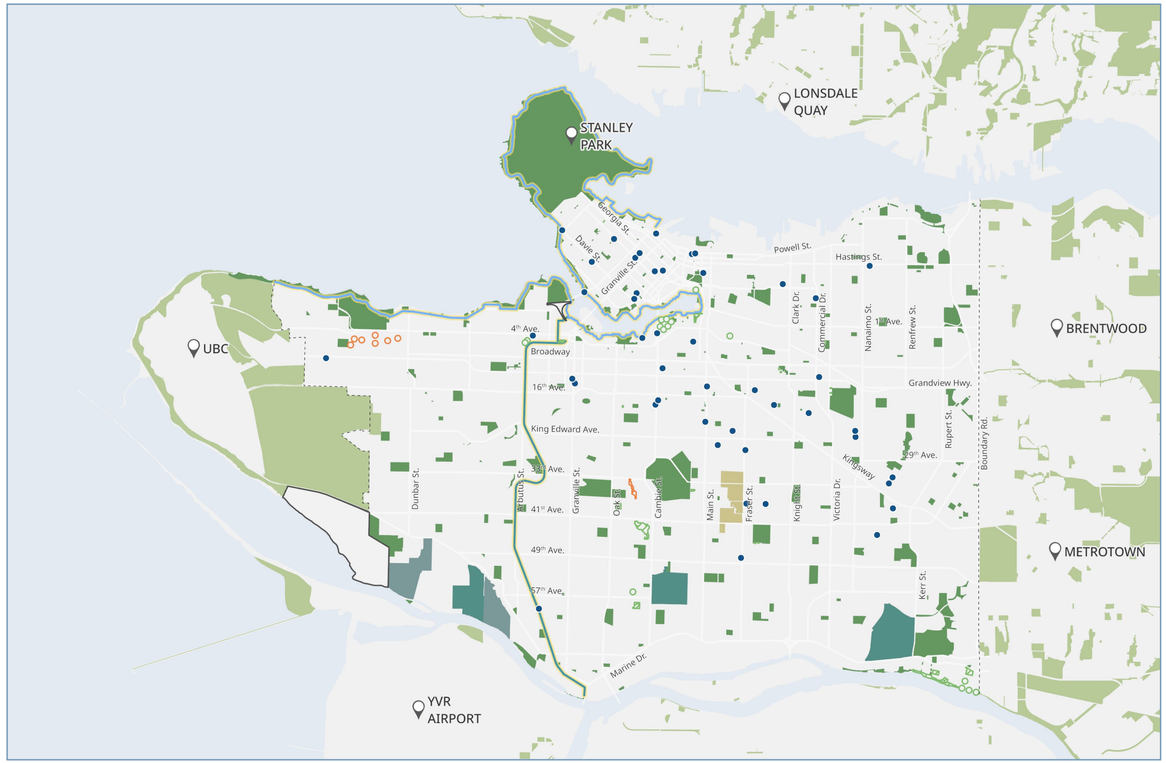
Future Public Parks

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.

City Parks: Planned future parkland identified or secured through Council-approved policy statements, area-specific ODPs, rezonings, or parkland acquisitions. These parks are intended to improve access and support population growth.

Owned by the Local Nations: Future publicly accessible lands owned by the local Nations, reflecting Indigenous stewardship and governance.

Map 17: Parks and public space



Park
Golf Course (Public/Private)
Cemetery
Regional Parks and Greenspace Outside Vancouver
Public Plaza and Open Space
Seawall
Arbutus Greenway

Future Public Parks

Approximate Location*
Secured Location*
City Park
In Partnership with the Local Nations

First Nations Reserves
City Boundary

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

Direction 9.1: Indigenous Stewardship

Support the local Nations in shaping parks and public spaces

Pulling Together Canada, Gathering of Canoes (Source: City of Vancouver)

Ongoing colonial practices continue to impede Indigenous Peoples' rights, visibility, and voice. Reconciliation efforts and strengthening relations with the local Nations and urban Indigenous Peoples are fundamental to the stewardship of parks and public spaces. The City commits to work with the local Nations to identify, participate in, and help lead parks and public space projects, and by promoting Indigenous leadership in cultural visibility planning and ongoing management.

Policies

9.1.1 Work with the local Nations to identify, prioritize, lead, and deliver parks and public space projects, and explore co-management, where appropriate.

9.1.2 Seek opportunities to create public spaces, including within parks, specifically designed for the local Nations' use, including land and water access, artistic and cultural expression, and traditional harvesting.

9.1.3 Explore opportunities to integrate the həńq̓əmiń əsḿ and Sḵwx̱ wú7mesh languages in parks and public spaces, including naming spaces, as led by the local Nations.

9.1.4 Work with urban Indigenous communities and organizations to support their parks and public space priorities, and work with the local Nations to ensure that local protocols and procedures are followed, where they deem appropriate.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Direction 9.2: Inclusive Public Life

Promote an inclusive public life, by prioritizing underserved areas and equity-denied groups

Hot+Noisy Chinatown Majong Social, Chinatown Memorial Plaza, Community Partners: Youth Collaborative for Chinatown 青心在唐人街 (now Chinatown Generations) (Source: Jonathan Desmond Photography)

Communities and individuals who are racialized may face barriers to participating in public life and lack representation in parks and public spaces, as do those who are marginalized because of their sex, gender identity, sexuality, background, ability, age, and/or economic status. To build truly welcoming, inclusive, equitable, and culturally vibrant parks and public spaces, the City must work with equity-denied groups to understand and prioritize their needs and perceptions of safety, and put underserved areas first.

Policies

9.2.1 Meaningfully engage equity-denied groups to better understand their experiences of parks and public spaces, and prioritize their preferred uses and perceptions of safety in public space planning and design.

9.2.2 Prioritize underserved areas and communities when identifying parks and public space projects and investments.

9.2.3 Recognizing that parks and public space improvements and programming can displace street-involved and homeless persons and sex workers, ensure engagement with existing communities and outreach staff to better address their needs.

9.2.4 Ensure the equitable delivery of park services by protecting, acquiring and renewing parks in alignment with evolving needs and policy.

Part 5 9. Parks and Public Space

Direction 9.3: Grow and Enhance the Network

Grow and protect the parks and public space network, to provide ample, high-quality spaces and robust connections across all neighbourhoods

Pop-Up Plaza at 21-Main St. stewarded by Coco et Olive café, Little Mountain Neighbourhood House, local residents, and local artists. (Source: City of Vancouver)

Parks and public spaces must accommodate a broad range of uses and activities. As density increases and available land becomes more limited, new approaches will be needed to expand and enhance Vancouver's parks and public space network. The City faces increasing fiscal pressures, and public investments must be strategically prioritized to maximize impact. Creative and flexible solutions, such as strategic land acquisition, partnerships on private property, and transforming road space for people-first uses, will help maximize use while preserving quality.

Policies

9.3.1 Identify opportunities to provide a full spectrum of public space types and uses for each neighbourhood to support: gathering and social connection; cultural expression and celebration; civic action and democratic expression; respite and connection to nature; physical activity, health, and well-being; food security and local economic vibrancy.

9.3.2 Ensure the public space network provides easy and enjoyable connections to landmarks and attractions, to and through neighbourhoods, and to parks.

9.3.3 Explore how the existing street network can create more space for people-first uses (e.g., park-like spaces) and natural habitat.

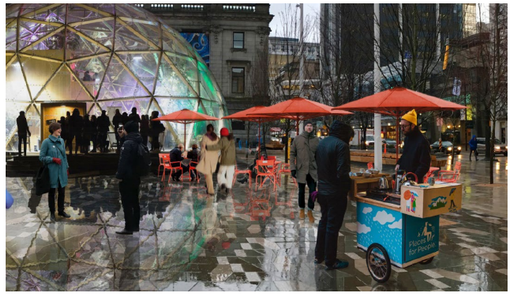
9.3.4 Seek to deliver new and renewed parks and public spaces through development (including large site development), rezoning, and land acquisition, where there is an identified need.

9.3.5 Update land use policy to support more park and public space delivery through private property development, where feasible (e.g., park dedication or, where not feasible, privately owned public spaces or 'POPS'). For park dedications, seek "terra-firma" space, free of underground and above ground encumbrances.

9.3.6 Develop updated parkland acquisition policy applicable at city-wide and neighbourhood levels, and responding to growth, under-served areas, funding, and acquisition opportunities.

Direction 9.4: Universal, Safe, All-season Design

Create universally accessible and safe public spaces that are dignified and comfortably accommodate all people, throughout the day and across all seasons



Rainy Days, šxʷƛ̓ənəq Xwtl'e7énḵ Square (Source: City of Vancouver)

For many Vancouver residents, public space often serves critical functions in their daily lives, including access to services and neighbourhood connections. Public spaces need to be dignified, universally accessible, and comfortable for people all year round, in all weather, and provide core infrastructure to support basic needs.

Policies

9.4.1 Establish accessibility as the baseline for public spaces.

9.4.2 Provide critical infrastructure to support public life (e.g., seating, power, lighting; and access to public washrooms, drinking water, and misting stations).

9.4.3 Incorporate weather protection, weather-mitigating elements, and appropriate programming for rain/winter and summer/heat conditions.

9.4.4 Encourage safe and welcoming evening experiences in nightlife areas and encourage a greater diversity of activities in the adjoining public spaces.

Direction 9.5: Nature, Ecology and Resilience

Ensure the parks and public space network supports the city's social and ecological resilience

Stormwater retention pond at Hinge Park (Source: PWL Partnership)

The parks and public space network that includes the seawall, plazas, streets, sidewalks, and laneways, is an extensive land base in Vancouver, and thus a significant opportunity to respond to climate change. Where possible, we will repurpose portions of these areas for habitat protection, enhancement and restoration, rainwater management, heat island mitigation, disaster response planning, and active transportation.

Policies

9.5.1 Integrate, manage, and enhance natural assets and ecosystem services within the parks and public space network to increase neighbourhood resilience and improve the city's ecological health.

9.5.2 Design parks and public spaces to be responsive to the natural environment, and recognize the local Nations as leaders of environmental and ecological protection.

9.5.3 Explore the use of public spaces as response hubs, to support Vancouverites in times of earthquakes, flooding, or other natural disasters.

9.5.4 Enable residents to connect through sharing and growing food by creating food and medicine gardens and outdoor picnicking facilities in public spaces.

9.5.5 Integrate active transportation and micromobility into the public space network, including shared micromobility (e.g., public bike share), to better connect neighbourhoods and key destinations.

Direction 9.6: Community Partnership

Build and invest in community partnerships, fostering broader participation and social connection, and promoting resilient, community-led stewardship of public spaces

Pop-up Plaza at Maple St. and 4th Ave in partnership with West 4th Ave BIA, Museum of Vancouver and Kits House (Source: City of Vancouver)

Community involvement is critical to the success of public spaces, as residents, community organizations, and businesses have immediate knowledge of the public space needs in their local neighbourhoods and can help drive the delivery of local programming, events, and placemaking in public spaces. The City must continue to build partnerships, and empower community stewards to co-manage public spaces by providing them with the right tools, including outreach and education, staff support, and sufficient service levels.

Policies

9.6.1 Partner with community organizations, non-profits, event organizers, and local businesses to co-manage public spaces in their neighbourhoods; and develop outreach, education, and communication tools, as part of an inclusive public space management approach.

9.6.2 Expand the opportunities for lower-barrier work through public space programming, stewardship, and vending.

9.6.3 Design public spaces with built-in flexibility and infrastructure to accommodate a wide range of uses, and to allow communities to evolve the spaces over time.

9.6.4 Lower barriers to public participation in community-led placemaking and programming, by improving coordination between jurisdictions, and strengthening communication tools, programs, and funding.

Direction 9.7: Park Design and Programming

Strive for Vancouver's parks to meet the needs of a diverse and growing community

Granville Loop Park (Source: City of Vancouver)

Vancouver contains over 240 municipal parks, from iconic destination parks like Stanley Park to community, neighbourhood, and local parks. While 99 percent of residents live within a 10-minute walk of a park, access to quality and sufficient park space remains uneven across the city. In addition to acquiring new parkland, planning and design programs should be informed by equity-based analysis, spatial data, and meaningful Indigenous rightsholder and community engagement, to ensure investments respond to park access gaps, growth, and evolving needs.

Policies

9.7.1 Ensure the parks system provides a careful balance of active recreation areas, passive spaces, and natural systems.

9.7.2 Ensure parks are designed and maintained to support intensive use while withstanding climate change, seismic hazards, and extreme weather. Resilient amenities and infrastructure will help sustain park assets amid growing demand, sea level rise, and other environmental challenges.

9.7.3 Determine design and programming of parks and public spaces on a site-by-site basis, close to the time of construction or renewal in order to reflect the dynamic communities they serve, through Indigenous rightsholder and community engagement. Park designs and programming are to be aligned with approved city-wide parks policies and strategies where relevant.

Bioswale, Southeast False Creek (Source: Wendy de Hoog)

10. UTILITIES

Vision: **Vancouver's utility infrastructure meets the needs of all residents. It is resilient, well-managed, responsive to population growth, climate change, and the changing needs of communities.**

Vancouver relies on its utilities and water resources to provide daily needs, safeguard public health and safety, and support a functioning city, economy, and ecosystem. The City, together with senior government partners, is responsible for basic services including unseen underground networks of pipes and cables that provide water for drinking and fire suppression, convey sewage for treatment, manage rainwater, and deliver energy (such as electricity, gas, hot water, and steam).

The City also manages a low carbon energy utility providing space heating and hot water in some neighbourhoods. In addition, solid waste management services, the most visible public utility, are provided by the City and include an array of services, programs, policies, and guidelines. Other utilities (such as communications services) are provided by third parties with whom we share the roads, sidewalks, and lanes to accommodate their infrastructure.

Moving forward, the City will rethink systems and approaches to maximize low carbon, nature-based solutions, accommodate population growth, and respond to pressures of urbanization, water consumption trends, and rising construction costs.

Map 18: Urban watersheds

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

Connection to existing policies

The City's leading water management policies include the ***Water Demand Management Strategy*** (2025) to manage the use of drinking water, the ***Drinking Water Conservation By-law*** (updated 2023) to regulate application of drinking water on lawns and landscape, and the ***Rain City Strategy*** (2019) to capture and treat rainwater closer to where it falls. The City is also governed by the ***Metro Vancouver Integrated Liquid Waste and Resource Management Plan*** (ILWRMP), which coordinates regional wastewater management, aiming to protect health and the environment, use wastewater as a resource, and minimize treatment costs. Additionally, the ***Zero Waste 2040 Strategy*** (2018) supports Vancouver to become a zero waste community by 2040. The Vancouver ODP will further this work through city-wide land use planning and policies.

Approach to Water Management

Water Resources

Local Indigenous communities have valued, celebrated, and relied upon sustainable water management practices for millennia. Since the arrival of the settlers, urban development has disrupted the water cycle, degraded natural systems, and eliminated important natural assets. The cumulative impacts of this harm have reduced or eliminated opportunities for the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations (the local Nations) to fish, harvest shellfish, and practice culture.

Looking to the future, Vancouver will plan water-related systems to incorporate Indigenous environmental stewardship principles; protect watersheds and natural water resources; be resilient to climate change risks such as water shortages, flooding, sea level rise and drought; and, deliver equitable and adaptable services to the communities.

One Water planning approach

The City has adopted a One Water planning approach to managing water. This approach values all forms of water, considers the entire urban water cycle, and integrates all aspects of water management and infrastructure with nature.

Figure 18: One Water planning approach

Bioretention at 63rd Avenue and Yukon Street (Source: Shannon Mendes)

Direction 10.1: City-Wide Water Resource Planning

Take a holistic approach to managing all water resources and improving the health of the aquatic environment

Development has dramatically altered water systems in the city, and management practices have polluted local waterbodies and aquifers. In addition, climate change will continue to create challenges in the years to come. A watershed-based planning approach recognizes that healthy water systems are important for a thriving urban environment and that all forms of water are interconnected.

Policies

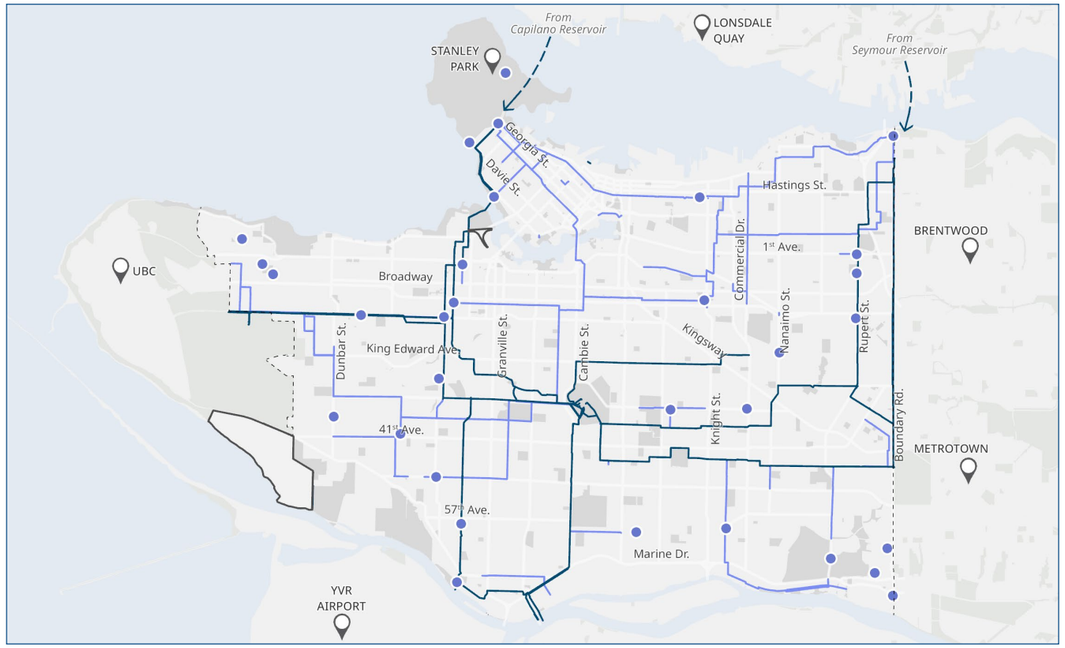
10.1.1 Use a watershed-based planning approach, guided by the *Healthy Waters Plan*, when considering infrastructure investments, land use changes and growth servicing, and while managing sewer and drainage system capacity to mitigate flooding impacts under current climate conditions and in response to climate change and sea level rise.

10.1.2 Use a watershed-based planning approach, guided by the *Healthy Waters Plan*, when considering infrastructure investments, land use changes and growth servicing, and while managing sewer and drainage system capacity to mitigate flooding impacts under current climate conditions and in response to climate change and sea level rise.

10.1.3 Build and maintain a resilient, sustainable water distribution system that ensures equitable access to drinking water and fire protection as the city grows, with a focus on reducing potable water consumption in future developments to mitigate the impacts of climate change.

10.1.4 Continue to coordinate with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services on the scale and timing of future major developments and on the City's proactive approach to reducing combined sewer overflows (CSOs), that includes combined sewer separation, green rainwater infrastructure, and other interventions, as per the *Healthy Waters Plan*.

Map 19: Water distribution infrastructure



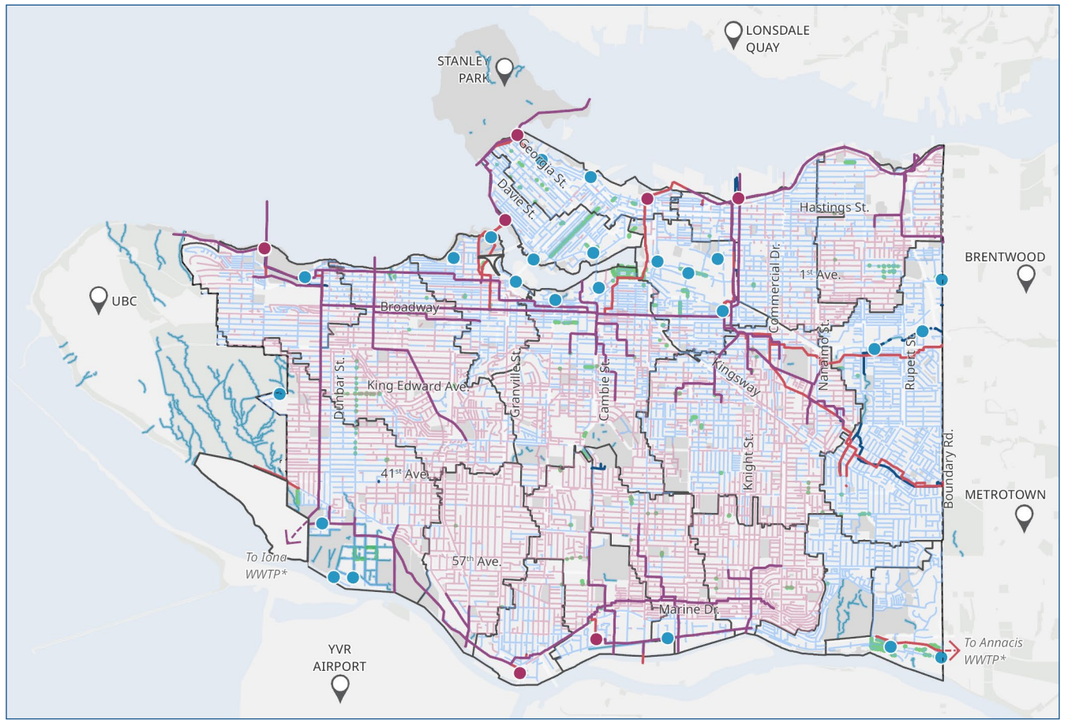
- Pressure Reducing Valve Station
- Greater Vancouver Water District Main
- City of Vancouver Main
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

The Healthy Waters Plan

The ***Healthy Waters Plan*** will guide long-range investments, policies, and programs to address pollution from CSOs and urban rainwater runoff, meet the growth needs of the city, and tackle key risks related to climate change and aging infrastructure. Key directions were adopted in early 2025, and work is now underway to develop an adaptive implementation and financial plan. As compared to business as usual, the *Healthy Waters Plan* aims to deliver a greater reduction in overall pollution impacts at a significantly lower cost, while also delivering on other critical objectives relating to infrastructure condition, livability, ecosystem health, climate adaptation, and flooding risk reduction. The local Nations and Metro Vancouver are critical partners in this work.

Hinge Park Wetland (Source: City of Vancouver)

Map 20: Sewer and drainage infrastructure



City of Vancouver Sewer Mains

Effluent Type
- Combined
- Separated

Metro Vancouver Sewer Trunk Mains

Effluent Type
- Combined
- Separated
- Storm

Sewer Pump Stations
- City of Vancouver Engineering Asset
- Greater Vancouver Sewerage & Drainage District Asset

- Sewer Catchment Area
- Green Rainwater Infrastructure
- Watercourse
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

*WWTP stands for Waste Water Treatment Plant

Direction 10.2: Manage Water in the Street Right-of-Way

Manage water on public property to address climate change risks and achieve associated co-benefits

Sunset Park Bioswale (Source: Shannon Mendes)

Climate change impacts, including heat island effects, droughts, flooding, and sea level rise, are worsening the inequity and affordability of the City's water management systems. This calls for a shift in how the City plans and provides services to communities, including leveraging the use of public land to manage rainwater closer to where it falls, while enhancing ecosystems and public spaces. Planning for risks associated with the floodplain can be reviewed in ***Part 5*** *12. Hazardous Lands and Risk Reduction.*

Policies

10.2.1 Reallocate parts of the public right-of-way (e.g., streets and sidewalk areas) to expand the breadth and scale of nature-based assets such as green rainwater infrastructure.

10.2.2 Develop a city-wide blue green network of connected park-like streets that manage rainwater, support climate adaptation and biodiversity, and create public space opportunities.

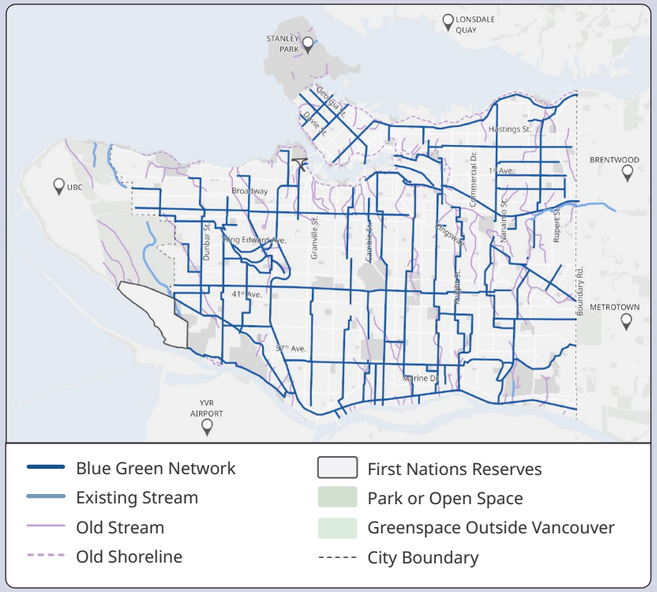
10.2.3 Restore, maintain, and maximize the use of existing natural creeks, streams, and drainage assets.

Blue green network

The blue green network will manage water along existing rainwater flow paths to capture, clean, and infiltrate water. The network will help reduce flood risk, improve receiving water quality, and replenish our aquifers. The blue green network is envisioned as being part of the larger network of ecological corridors, as shown on **Map 21**.

Blue green network alignments are conceptual and may change subject to future, more detailed planning.

Map 21: Long-term Blue Green Network



Direction 10.3: Make Space for Water in Buildings and on Sites

Manage rainwater and optimize drinking water use on private property

Vancouver Convention Centre, green roof (Source: Robert Pennings)

Private property can play a key role in managing all forms of water in the urban water cycle. Building-scale tools, such as onsite storage or harvest and reuse systems, capture rainwater while potentially offsetting drinking water use. On a larger scale, rainwater management approaches, such as wetlands, control runoff while enhancing the community and improving ecology.

Policies

10.3.1 Develop land acquisition plans and design guidelines to create room for natural buffers, green rainwater infrastructure, and water-adaptive public spaces.

10.3.2 Promote and accelerate the implementation of building-scale drinking water conservation and offsetting, rainwater management, and groundwater protection tools.

Direction 10.4: Manage Solid Waste and Reduce Waste

Ensure proper waste collection and disposal, and advance zero-waste practices

Residential solid waste collection (Source: City of Vancouver)

The proper management of solid waste is an integral part of how the city functions and is crucial for maintaining a clean, healthy, and vibrant city. Managing solid waste includes collection and disposal operations, keeping the public realm clean and safe, setting policies and regulations, building infrastructure, and providing public education. In Vancouver, the *Zero Waste 2040 Strategic Plan* provides a strategic framework for Vancouver to become a zero waste community that supports sustainable resource use, a healthy economy, affordability, vibrant and inclusive neighbourhoods, and equal opportunity through dramatically reducing solid waste.

Neighbourhoods that offer opportunities to share, repair, reuse, and recycle goods and resources can connect people through zero waste initiatives, inspiring greater community involvement, partnerships, innovation, and sharing of materials. Land use decisions can support the goals of the *Zero Waste 2040 Strategy* and *Climate Emergency Action Plan*, and shift to a culture of sustainable consumption.

Policies

10.4.1 Provide solid waste management through services, programs, policies, and guidelines that are aligned with the City's *Zero Waste 2040 Strategic Plan*, Metro Vancouver's *Integrated Solid Waste and Resource Management Plan*, and provincial regulations.

10.4.2 Encourage, support, and enable residents, businesses, and institutions to prioritize avoid, reduce, and reuse as the most preferable waste management options, followed by recycling and composting, with disposal to landfill or incinerator as the least preferred option.

10.4.3 Promote flexible building use/reuse and reduce the need for demolition, through approaches such as regulations, stakeholder engagement, outreach, and education.

10.4.4 Identify and secure space on both public and private property to enable a system of neighbourhood and city-scale materials management to support a circular economy, zero waste initiatives, and local job production.

10.4.5 Create efficient and convenient public and private waste management systems that meet the needs of a densified urban environment and minimize impacts on the public realm and environment.

10.4.6 Integrate opportunities to create environmental, social, and economical benefits from waste management systems.

The Vancouver South Transfer Station is for commercial and residential customers to dispose of garbage, and to drop off select recyclable materials. The Vancouver Landfill is in Delta.

Direction 10.5: Energy and Communication

Support the delivery of energy and telecommunication services to all residents

False Creek Neighbourhood Energy Utility (Source: City of Vancouver)

Coordinating with third-party utilities that provide energy and telecommunications is crucial for a city to support its growing neighbourhoods. By aligning efforts with these providers, the City can ensure that essential services such as energy and telecommunications are seamlessly integrated with City-owned utilities like water, sanitary, and drainage systems, and the False Creek Neighbourhood Energy Utility. This collaboration helps to optimize the use of shared street rights-of-way, minimizing disruptions during maintenance and construction, and enhancing the overall efficiency of infrastructure development. Moreover, such coordination fosters a more resilient and adaptable urban environment, capable of meeting the evolving needs of its residents while promoting sustainable growth and development.

Policies

10.5.1 Continue to work with third-party utility providers (including BC Hydro, Fortis, and telecommunications companies) to ensure compatibility with City infrastructure and sufficient delivery of services to support growing neighbourhoods.

10.5.2 Integrate sustainable energy solutions into area planning by promoting and expanding low-carbon thermal energy networks to reduce carbon pollution, make use of waste heat, and enhance energy resilience by alleviating pressure on the electrical grid.

False Creek Neighbourhood Energy Utility

The City owns and operates the False Creek Neighbourhood Energy Utility (NEU), which extracts heat from our sewage system and delivers low-carbon building heating and hot water to neighbourhoods in the False Creek area. The NEU is supporting the City's work on the ***Climate Emergency Action Plan*** *– Big Move #4 – Zero Emissions Space and Water Heating.*

Map 22: False Creek neighbourhood energy utility coverage area

Produce store (Source: City of Vancouver)

11. FOOD SYSTEMS

Vision: **Vancouver's resilient food system supports people, the environment, and the economy. Residents have equitable access to food and food-related spaces and infrastructure.**

Access to food is a basic human right and defining element of day-to-day life. Food systems, which include the infrastructure and processes needed for food production, processing, distribution, sales, and waste management, are a key element of city-building. Food plays a powerful role in connecting people to each other, their cultures, and the land and water. Food can be leveraged to build resilience, improve equity, support human and economic health outcomes, and reduce environmental impacts.

The City is committed to a just and sustainable food system for all. About 10 percent of Vancouver households have inadequate access to food due to financial constraints. This rate is higher among equity-denied groups such as racialized and Indigenous residents, who also experience below average access to food assets such as grocery stores and urban agriculture spaces. Colonization and erasure of Indigenous identity has depleted important food sources and interrupted the intergenerational transfer of Indigenous cultural practices around food. Further, important food assets face risk of displacement, and many neighbourhoods lack essential services such as charitable food programs.

The food system is also a major climate change driver, contributing up to one-third of global GHG emissions. Food supply chains are vulnerable to disruption from increasingly frequent global climate, health, political, or economic events. Senior governments have jurisdiction over many food system components, yet cities also have a unique responsibility to take action through land use planning strategies.

Connection to existing policies

Vancouver has long taken an active role in food policy, adopting the ***Local Food System Action Plan*** (2021), the ***Vancouver Food Strategy*** (2013), and including food systems objectives in numerous area plans. The Vancouver ODP builds on this work with new policies to advance an equitable and resilient food system, in relation to land use planning.

Direction 11.1: Equitable and Resilient Food System

Support the development of an equitable and resilient food system

Collingwood dinner program (Source: City of Vancouver)

Utilize a holistic approach to sustain and grow food supply chains and community-based food initiatives in an equitable and resilient way. This involves working with partners; creating spaces to celebrate, grow, and share food; increasing access to food; and, supporting a circular food economy.

Policies

11.1.1 Improve food access across the city by supporting food-related retail and services (e.g., grocery stores, food banks, farmers markets, restaurants) and by expanding commercial-retail opportunities in more neighbourhoods. Include consideration for culturally appropriate options where possible.

11.1.2 Secure additional space, reduce barriers, and create incentives for food and medicine gardens, urban farms, and harvesting (e.g., berries, shellfish, and fish) to advance reconciliation, increase opportunities for local food production, and build connection to land and waters.

11.1.3 Support and strengthen Vancouver's food supply chains (such as food wholesale, retail, and manufacturing uses, food hubs, farmers markets, and urban farms) and address displacement of these critical food assets.

11.1.4 Leverage new development and/or community infrastructure to ensure integration of community food assets such as sites for cultural celebration, neighbourhood food storage, growing, harvesting, programming, and sheltered picnicking facilities.

11.1.5 Address climate change, biodiversity, water systems, and waste management through food system interventions (e.g., encourage urban farming that enhances biodiversity).

Food assets *are places where people can grow, prepare, share, buy, receive, or learn about food.*

There are two ***broad categories:***

- *The food supply chain (e.g., urban farms, food wholesale, retail, and manufacturing infrastructure)*
- *Community resources (e.g., urban agriculture and harvesting spaces, community kitchens, and locations for food sharing and celebration)*

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

King tides overtop "Marking High Tide" in David Lam Park (Source: Stewart McIntosh)

12. HAZARDOUS LANDS AND RISK REDUCTION

Vision: **Vancouver is safer by understanding its hazards and risks and proactively mitigating and adapting to them.**

The impact of hazards is wide-ranging. Hazards can affect physical and mental health, damage buildings, infrastructure, ecological systems, and disrupt services and the economy.

According to the ***Hazards, Risks and Vulnerability Assessment*** (2024), the highest risk hazards to Vancouver are earthquakes and extreme heat events, though risks will change over time. Climate change is increasing the likelihood and severity of many hazards, and may cause new hazards to emerge. Reducing disaster risk not only benefits social and economic development but can reduce cost to governments and society. In order to make sound disaster risk reduction investments, cities need to better understand their hazard risks and strengthen risk governance.

This chapter focuses on lands subject to hazardous conditions, and maps areas prone to flooding, extreme heat, extreme rainfall events, and earthquakes. Additional hazardous conditions exist – such as areas of steep slope, rail corridors, industrial areas where hazardous materials can be present, areas more vulnerable to interface fire, hydrogeological areas of concern, and areas more prone to poor air quality. These have the potential to impact groups of people differently due to societal structures, vulnerabilities, and differential exposure. These lands require special consideration to address community health and safety and potential for damage to buildings and infrastructure, as well as potential impacts to natural environments. For these reasons, appropriate precautionary measures through professional studies and assessments are needed in order to guide safe development, building design, construction, and long-term maintenance and monitoring. Locating and designing development to reduce the risk of exposure to natural hazards is a key component of resilience and adaptation, ensuring public safety, and reducing property loss.

The maps included in this chapter show general areas where hazardous conditions exist. The maps are not intended to be interpreted at the site-specific level. Further, additional hazards exist for which the City does not yet have reliable city-wide mapping data; additional mapping is anticipated. To determine the risk and appropriate risk mitigation measures at the site-specific level, site-specific professional studies and assessments are needed.

Connection to existing policies

The ***Hazard Risk and Vulnerability Analysis*** (HRVA) (2024) is a high-level study of the hazards that may impact a community and their potential consequences to people, property, environment, economy, and critical infrastructure. The work connects closely to the ***Climate Change Adaptation Strategy*** (2024) and ***Resilient Vancouver Strategy*** (2019). The Vancouver ODP plays an important role advancing this work by integrating hazard risk awareness and mitigation into city-wide land use policies and planning.

Icons indicate policies that are advancing:

- Reconciliation
- Equity
- Resilience

"A False Creek" artwork under the Cambie Bridge showing sea level rise (Source: Arzen Chan)

Part 5 12. Hazardous Lands and Risk Reduction

King tides overtop the Seawall (Source: City of Vancouver)

Flood Hazard

Vancouver is exposed to various flood hazards. **Map 23** shows potential surface flood hazard areas that are relevant for consideration in area planning, including land use and type of development, infrastructure, public space, and amenity considerations. **Map 23** is limited to higher scale hazard conditions that are relevant for area planning considerations and does not map flooding at all scales.

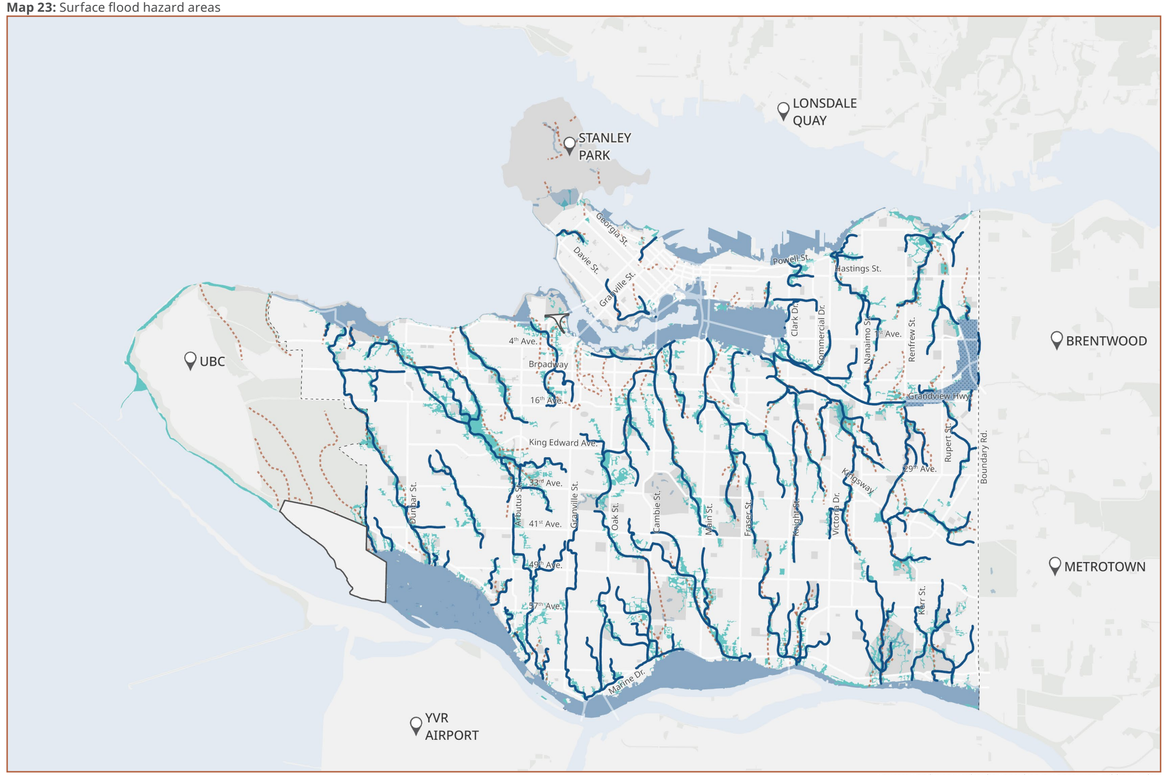
Other flood hazards not included on **Map 23** include, but are not limited to, sewer capacity and basement flooding, groundwater related flooding, and shoreline erosion and damage due to waves and currents.

The City regulates building design and development in flood hazard areas through the *Vancouver Building By-law (VBBL)*. At this time, extreme rainfall overland flow hazard is not included in the By-law's designated floodplain requirements. Over time, new policies and regulations may be developed to address risk associated with this hazard, as called for in the *Climate Change Adaptation Strategy*.

- **Designated Floodplain - Coastal Flood Hazard:** Areas within the designated floodplain, based on an extreme coastal storm (combination of tide, storm surge, and waves) incorporating 1m of sea level rise anticipated by the Year 2100.
- **Designated Floodplain - Still Creek Flood Hazard:** Areas within the designated floodplain, based on an extreme creek flow event incorporating increased rainfall intensities anticipated by the Year 2100.
- **Areas of Concern for Overland Flooding caused by Extreme Rainfall for Future Planning*:** Areas where an extreme rainfall event and associated overland flow may cause multi-parcel inundation, based on an extreme, short-duration, high-intensity rainfall event incorporating increased rainfall intensities anticipated by the Year 2100.
- **Extreme Rainfall Overland Flow Paths*:** Approximate alignment of major overland flow with varying depth and velocity during an extreme rainfall event (specific alignment to be confirmed with more site-specific analysis).
- **Old Streams*:** Approximate alignment of historic streams that were destroyed, buried, and/or diverted into sewers as Vancouver was developed.
- **Existing Watercourses*:** Existing open channel watercourses.

*Layer is not shown within the designated floodplain

Map 23: Surface flood hazard areas



Source: Northwest Hydraulic Consultants, Vancouver Building By-law

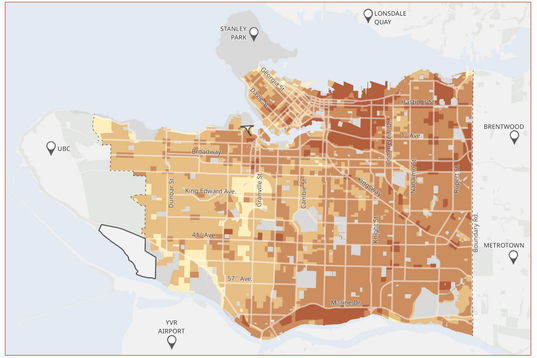
- Designated Floodplain - Coastal Flood Hazard
- Designated Floodplain - Still Creek Flood Hazard
- Areas of Concern for Overland Flooding caused by Extreme Rainfall for Future Planning
- Extreme Rainfall Overland Flow Path
- Existing Watercourse
- Old Stream
- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Extreme Heat Hazard

Extreme heat can result in ecosystem stress, infrastructure damage, and increased mortality (particularly for equity-denied individuals due to structural and societal factors). This hazard is being amplified by climate change. **Map 24** shows the range of land surface temperatures recorded on a hot summer day, depicting areas of highest and lowest relative risk. Specifically, data was from the June 2021 heat dome event. Factors that influence surface temperatures include proximity to the water, amount of greenspace, and tree canopy coverage.

The extreme heat hazard map, especially when combined with equity-focused analysis, should inform design approaches for development within different parts of the city, including landscaping, roofing, and building design to reduce heat island effect, promote passive cooling, and ensure active cooling where needed. Mapping could also inform investment prioritization for building retrofits, tree canopy expansion, installation of cooling features in the public realm, and infrastructure planning and design.

Map 24: Extreme heat hazard



Source: USGS Land Surface Temperature image (2021), Vancouver Climate Change Adaptation Strategy (2024)

Land Surface Temperature on a Hot Summer Day (°C)

- < 25
- 25-27
- 27-29
- 29-33

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Seismic Hazard

Vancouver is at daily risk of a damaging, life-changing earthquake. Recently the City, in partnership with Natural Resources Canada, completed a comprehensive seismic risk assessment of the city's 90,000 buildings. This assessment determined that an M7.2 planning scenario earthquake in the Georgia Strait, one with ground shaking near to those required for new building design within the *VBBL*, could lead to over 6,100 extensively or completely damaged buildings. This could lead to as many as 1,300 casualties and over one-third of residents disrupted or displaced for over three months. **Map 25** shows that the entire city is impacted by very strong to severe shaking during this scenario earthquake.

Map 26, reflecting recent seismic susceptibility and hazard mapping by the University of Western Ontario and the Institute for Catastrophic Loss Reduction (Metro Vancouver Seismic Microzonation mapping, 2025), identifies areas where the city will be impacted by liquefaction and amplification during an earthquake with ground shaking equivalent to that within the 2025 *VBBL* (i.e., 2 percent in 50 years). Amplification is where variable soil and basin conditions are expected to cause ground shaking to be increased in amplitude or intensity (i.e., amplified). This leads to more extensive damage in buildings and infrastructure. Liquefaction is where the ground behaves like a fluid during strong shaking, leading to buildings or roads to sink, shift, and experience more extensive damage.

When layered onto the City's seismic risk mapping, these maps can better inform building seismic risk reduction, other risk mitigation initiatives, and emergency response and recovery planning. They can also inform local earthquake engineering practice and have the potential to guide future area-specific land use planning as well as development and building construction standards.

Map 25: Ground shaking intensity

Modified Mercalli Intensity scale

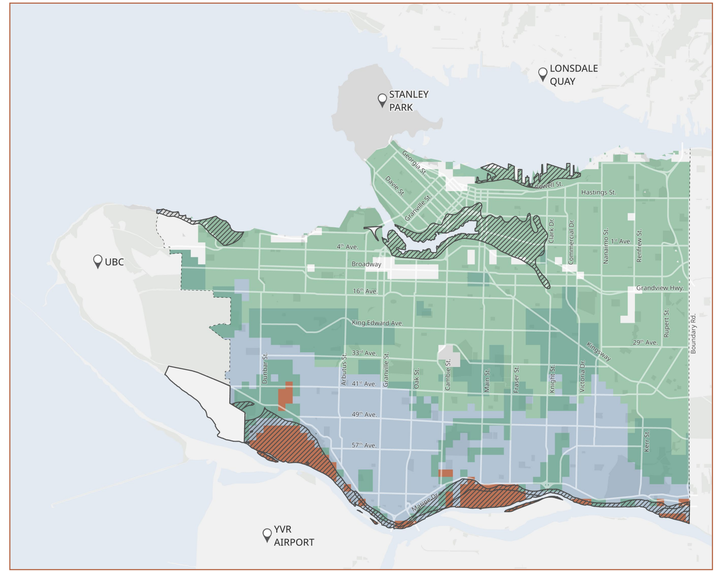
- **VII - Very Strong:** Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
- **VIII - Severe:** Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.

Note: The Modified Mercalli Intensity Scale ranks shaking intensity based on observed effects, ranging from imperceptible shaking to catastrophic destruction.

- **Areas of Liquefaction**
- **Areas of Amplification:**
- **Shorter Buildings Moderately Impacted:** Areas where moderate amplification will occur at shorter wave periods[1] because of thinner and/or stiffer soil conditions, likely leading to more extensive impacts from amplified seismic forces in shorter buildings (i.e., those six or fewer storeys).
- **Shorter and Taller Buildings Moderately Impacted:** Areas where moderate amplification is expected for both short and long periods[1], likely leading to higher risk for buildings of all heights .
- **Taller Buildings Moderately Impacted:** Areas where moderate amplification will occur at longer wave periods[1] because of thicker and/or softer soil and basin conditions, likely leading to more extensive impacts from amplified seismic forces in taller buildings (i.e., those 7 or more storeys).
- **Taller Buildings Highly Impacted:** Areas where longer period[1] shaking will be amplified the most, likely leading to extensive impacts from amplified seismic forces in taller buildings.

[1] Short spectral periods correspond to short wavelengths and thereby rapid or fast wave vibrations. Long periods correspond to long wavelengths and thereby slow swaying or rocking wave motions. Note that amplification is relative, referenced to a baseline dense soil or soft rock ground condition. Amplification at longer spectral periods (> 2.0 seconds period) includes amplification due to the Georgia sedimentary basin which is not included in any Canadian or British Columbia seismic design guidelines or codes.

Map 26: Areas of amplification and liquefaction



Source: Metro Vancouver Seismic Microzonation Mapping Project (2025)

- Areas of Liquefaction

Areas of Amplification

- Shorter Buildings Moderately Impacted
- Shorter and Taller Buildings Moderately Impacted
- Taller Buildings Moderately Impacted
- Taller Buildings Highly Impacted

- First Nations Reserves
- Park or Open Space
- Greenspace Outside Vancouver
- City Boundary

Direction 12.1: Understanding risk

Deepen our knowledge and understanding of hazard risks

Sea2City design charrette (Source: City of Vancouver)

In order to make sound city-building decisions, communities need to better understand hazard risks. The *Hazard, Risk and Vulnerability Analysis* (2024) provides a high-level summary of hazards of greatest concern, their overall likelihood now and in the future, and their potential impacts to people, infrastructure, buildings, environment, and economy. Many physical risks can be mitigated by the City through effective information sharing with the community and strategic land use planning through the City's role as a regulator. The following policies identify approaches to support this work and further our understanding of areas across the city subject to hazardous conditions.

Policies

12.1.1 Establish a city-wide, comprehensive approach to collect, manage and use data, mapping, modelling, and knowledge about our hazards and risks.

12.1.2 Continue to maintain and regularly update the City's *Hazard, Risk and Vulnerability Analysis* in alignment with the provincial *Emergency and Disaster Management Act* and *Disaster and Climate Risk and Resilience Assessment*.

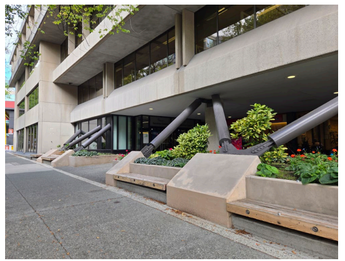
12.1.3 Engage with the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations to incorporate Indigenous concepts, ways of knowing, and histories related to hazards and resilience.

12.1.4 Centre the voices and needs of disproportionally impacted communities to reframe and transform the way we understand risks and prepare for the future.

12.1.5 Broadly share hazard, risk, and vulnerability information with the community and partners to embed proactive resilience planning into all city-building processes.

Direction 12.2: Risk mitigation and preparedness

Proactively reduce risk through land use planning and policy development



Seismic upgrades at City Hall Annex (Source: Arzen Chan)

Neighbourhoods have the opportunity to be built and designed in ways that enhance their resilience to hazards. Thoughtful, risk-informed planning and resilience-building can significantly reduce or even prevent disasters. While past choices have created some risks, the decisions we make now and in the future can greatly diminish those risks.

Policies

12.2.1 Coordinate efforts, internally and with partners, to manage hazards and embed resilience in land use planning as well as planning and location decisions for new municipal utilities, assets, operations, and community services.

12.2.2 Continue to regulate development, require additional studies or information to determine suitability for development, and identify potential risk mitigation measures for development within hazardous areas (e.g., through requirements and regulations in the *Vancouver Building By-law*) and improve regulations and policies over time.

12.2.3 Consider hazardous lands in area planning, including considering limiting development on lands subject to hazardous conditions, or strategically allowing for redevelopment or changes in use where existing infrastructure or development is particularly vulnerable to risk, giving careful consideration to displacement impacts.

12.2.4 Develop City policies and leverage partnerships with provincial and federal governments to reduce risks and adapt buildings and infrastructure subject to hazards like earthquakes, flooding, and extreme heat.

12.2.5 Development sites near rail facilities should reflect design solutions and incorporate risk mitigation measures tailored to the unique local context to address potential hazards from heavy passenger and freight rail, as well as health and safety concerns such as noise, vibration, and emissions. This may include separating certain uses from rail facilities and providing and constructing engineered solutions to mitigate derailment risk.

12.2.6 Developments located in areas exposed to environmental health hazards such as noise and air emissions, particularly near major transportation corridors, industrial areas, or event zones (per the *Noise Control By-law*), should incorporate enhanced construction techniques and thoughtful site design, including consideration of separation and buffering where appropriate. These measures should include careful consideration for sensitive uses, such as childcare facilities, schools, and long-term care facilities.

Part 5 12. Hazardous Lands and Risk Reduction

PART 6:
IMPLEMENTATION

Children jumping (Source: Chani Joseph)

INTRODUCTION

The Vancouver ODP provides land use directions and policies to advance the long-term vision for how the city will grow over the coming decades. Development within the city must be consistent with the Vancouver ODP. As such, the ODP will inform development review, and provide input into public investment decisions and resource allocation.

The ODP is also a key overarching Plan establishing direction for other plans, policies, and regulations.

Regular monitoring and evaluation of the Plan's implementation will ensure the City progresses towards achieving its stated goals and directions.

VANCOUVER ODP IMPLEMENTATION

The Vancouver ODP will be realized through a combination of City-led policy development and action and managing development to ensure that it is consistent with the Plan. Specifically, Plan implementation will include:

1. Developing new area plans and policy
2. Aligning and streamlining existing policies and regulations
3. Ensuring rezoning application consistency
4. Managing assets and servicing growth

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

1 Developing new area plans and policy

Area Plans

The ODP's Urban Structure Strategy serves as a guide for future area planning by establishing high-level directions for growth and change across the city. As area planning unfolds, the Generalized Land Use designations map will be updated to reflect any zoning changes or new rezoning policies and will increasingly reflect the Strategy. In some parts of the city, area planning has recently taken place and is consistent with the Strategy. In other parts of the city, additional area planning is needed to implement the Strategy (e.g. for Villages and Neighbourhood Centres), and to clarify expectations and opportunities at the area-specific level.

Future area planning work will include continued engagement with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations, partners, and the public.

New Policies

The Vancouver ODP also calls for creating additional policies, programs, and regulations to advance the directions of the Plan. Part of implementation will be continuing that work in collaboration with the local Nations, other partners, and the public. Any new topic-specific plans and strategies developed by City departments will also be guided by the directions in the ODP and will need to be consistent with the ODP.

2 Aligning and streamlining existing policies and regulations

Currently, the City has a great number of policies, guidelines, and regulations that inform land use and development decisions. These include area plans, specific rezoning policies, policy statements, area-specific official development plans, etc. This ODP is Vancouver's first city-wide statutory land use plan. Future work will include repealing all existing area- and topic-specific ODPs by June 30, 2030 and creating new regulations and policies as needed, resulting in only one ODP. Additional efforts are underway to align Vancouver's land use framework with the city-wide ODP, including establishing standardized district schedules, which will result in clearer and streamlined implementation.

Aligning Zoning with the ODP

The City is on a journey towards greater policy and regulatory clarity and simplicity, while holding onto city-building tools that ensure best outcomes for residents. Part of that journey is shifting the land use policy framework to create more predictability for prospective applicants and enable more development as-of-right. Over the years, the City has initiated various rezonings to implement portions of area plans, and to align zoning with policy. Implementation of the ODP will continue this work by bringing forward more City-initiated rezonings using standard district schedules where appropriate. This will mean that, over time, more parts of the city will have zoning entitlements that align with the GLU.

3 Ensuring rezoning application consistency

Realization of the Vancouver ODP will in many ways be through development. The *Vancouver Charter* requires that development may not be contrary to or at variance with the ODP. Because zoning entitlements are not being changed by the ODP, applications proceeding under existing zoning will not be impacted by this requirement. Rezoning applications, however, will be evaluated for their consistency with the GLU designations conveyed on the GLU map, as well as other policies of the ODP. Approval of rezonings that are contrary to or at variance with the ODP will be contingent upon amendments to the ODP.

Science World overlooking False Creek (Source: City of Vancouver)

4 Managing Assets and Servicing Growth

The Vision of the ODP will also be advanced through asset management and investment in infrastructure and amenities, as called for in the Plan. Several components of the ODP will inform this work, including:

- the growth projections embedded in the Plan;
- the infrastructure and amenity priorities expressed in policy directions; and
- the maps outlining the vision for future infrastructure and amenities, such as future parks and greenways.

Cambie Plaza (Source: City of Vancouver)

These priorities, especially provision of new or expanded growth-related infrastructure and amenities, can be delivered partly by development, through fees and charges, and development requirements. Financing growth tools are being updated to strike the right balance between ensuring development contributes appropriately to growth-related costs, while maintaining project viability, as required by the *Vancouver Charter*.

Long-range city capital planning also seeks to ensure assets are maintained and new amenities and infrastructure are delivered. Given its limited financial capacity and significant and growing infrastructure deficit, the City will need to rationalize service levels and formulate strategic and thoughtful infrastructure and amenity plans that are financially viable and sustainable over the long term. As the ODP is implemented over time, infrastructure investment in utilities, transportation, parks, recreation, and other community and civic services will be considered through the City's financing growth framework and long-term financial and capital planning processes. Projections and directions in the ODP will inform these plans, and future ODP updates will in turn reflect the infrastructure and amenity priorities of the plans.

Meeting the needs of a growing, changing city means addressing the growing gap between City revenues and the needs of residents and businesses, and finding the right balance to realize the city's future vision at a cost that is affordable to residents and businesses. Challenges include limited financial resources, as well as competing priorities for limited City-owned lands, and aging infrastructure. The City relies, critically, on senior levels of government to support the delivery of infrastructure and amenities, including aspects that are crucial to complete neighbourhoods, such as schools, childcare, affordable housing, and transit infrastructure.

Utility Capacity

Vancouver relies on its utilities and water resources to provide daily needs, safeguard public health and safety, and support a functioning city and economy. Utilities are often unseen, largely underground networks of pipes and cables that carry drinking water, sewage, rainwater, energy (electricity, gas, hot water, steam), and communications services. Implementing the Plan will mean continuing to work closely with other service providers, such as Metro Vancouver, BC Hydro, Fortis BC, and others, to plan and deliver these critical services.

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

A LIVING DOCUMENT

Updating the Plan

The ODP is a long-term vision for how Vancouver grows and changes over time. It will be regularly updated in response to a changing context and as new information becomes available, generally on a five-year cycle.

The next update is anticipated to be in 2030 to respond to legislative requirements to repeal all existing topic- and area-specific ODPs and reflect an updated Housing Needs Report. Following that update, the Plan is anticipated to be reviewed at least every five years, in alignment with subsequent Housing Needs Report updates, and revised where necessary. The Regional Context Statement is required to be reviewed every five years as well. These regular updates will ensure that the ODP continues to reflect the latest demographic and housing changes and projections, regional planning directions, and capital planning.

Reconciliation, UNDRIP, and ODP Implementation

Reconciliation is a foundational principle of the ODP. The Plan commits the City to engage and collaborate with the local Nations when developing significant land use policies, and exploring opportunities to align strategies, plans, and principles. Implementation of the ODP will entail new policy work, which will include working collaboratively to dismantle processes and procedures that perpetuate and maintain injustices and inequities.

Vancouver's *UNDRIP Strategy* and its *Calls to Action* are an overarching framework guiding the City's reconciliation efforts. As implementation of the *UNDRIP Calls to Action* continues, City-initiated amendments to the ODP may be brought forward for consideration to ensure that the ODP does not create barriers to the advancement of *UNDRIP Calls to Action*.

The foundational commitments to reconciliation and advancement of the *UNDRIP Strategy* will also inform evaluation of applicant-led ODP amendments. Applications that advance reconciliation, for example, should be considered to have a community benefit.

Amendments to the Plan

Outside of regular updates to the Plan, Council may amend the ODP by by-law, either through City- or privately-initiated amendment processes.

City-Initiated Amendments

In addition to the City-led reviews and Plan updates described above, the City may initiate amendments to the Plan outside of the five-year cycle. These may be pursued as a result of more specific policy development or a new area plan that triggers the need for an ODP amendment (e.g., a change to a GLU designation on one or more parcels). Council may wish to amend the Plan to respond to changes such as, new major infrastructure investments by senior government; changes in federal and provincial government policy; and, shocks or stresses impacting the city, such as climate change, earthquakes, pandemics, and others. Additionally, the City could initiate a site-specific ODP amendment to change the GLU designation of a City-owned parcel of land.

Privately-Initiated Amendments

As described above, the *Vancouver Charter* establishes that Council may not authorize or permit development "contrary or at variance with" the ODP. As such, rezoning applications that are inconsistent with their GLU designations would be deemed inconsistent with the ODP and would need to submit an ODP amendment application.

The ODP captures the long-range land use aspirations of the City and the GLU was built in alignment with current policy to minimize the need for site-specific, privately-initiated ODP amendments. It is acknowledged that the GLU does not yet reflect the higher-level aspirations outlined in the Urban Structure Strategy and that future area planning will needed to realize the Strategy. Rezoning applications that are aligned with the Strategy but inconsistent with the GLU will be considered inconsistent with the ODP. Such applications will need to apply for an ODP amendment to facilitate the additional planning and consultation needed to contemplate such a change within the overall goals of the ODP.

City Hall and City Hall Gardens (Source: City of Vancouver)

Review of amendment applications will include evaluating the public interest and the balance of trade-offs, such as:

- the scale and substantiveness of the proposed change;
- the degree to which the proposal presents an opportunity to advance the Vision, Foundational Principles, Big Ideas, Directions, and policy objectives of the Plan;
- whether the amendment would result in a substantial community benefit; and
- whether the proposal would trigger the need for an amendment to the *Regional Growth Strategy*, which would entail an additional process and may or may not be supportable by the regional board.

The above is not an exhaustive list of considerations; procedures and considerations for review of amendment applications will be refined as ODP implementation advances.

PROCESS FOR AMENDING THE PLAN

The Vancouver ODP was built off *Vancouver Plan*, which was shaped by extensive public consultation and collaboration with the local Nations, school boards, and external agencies. The City is committed to ensuring the ODP continues to reflect community aspirations and priorities of the local Nations.

The *Vancouver Charter* ensures that consultation occurs in advance of any amendment to the ODP, including a public hearing at minimum. All amendments will require consultation with the school boards, and consideration of consultation with a range of organizations and authorities, including the local Nations. Public engagement will be scaled to a level appropriate to the change being considered. Public engagement is anticipated to be more significant at five-year updates than at interim amendment points. Any changes to the Vision, Foundational Principles, Big Ideas, or the Urban Structure Strategy would also be shaped by more significant public engagement.

Monitoring progress

The Vancouver ODP includes an ambitious vision for a city in greater balance with ecological systems, with complete, inclusive and resilient neighbourhoods where everyone can thrive. This vision will guide a significant amount of city-led work over the coming years, and progress towards it will be tracked. An ODP monitoring program will establish key indicators for working towards the desired outcomes of the Plan. Monitoring will inform the regular five-year Plan reviews, and may include more frequent reporting to inform work planning and policy.

APPENDIX A:
REGIONAL CONTEXT STATEMENT

Regional Context Statement

The tables within this Regional Context Statement demonstrate how Vancouver's Official Development Plan (ODP) is consistent with the Regional Growth Strategy, Metro 2050, and advances regional goals.

This Regional Context Statement hereby permits Council consideration of amendments to the Vancouver ODP to adjust the boundaries of regional land use designations within the Urban Containment Boundary or to adjust the boundaries of Urban Centres or Frequent Transit Development Areas as allowable under the flexibility provisions of sections 6.2.7 and 6.2.8 of Metro 2050.

Metro 2050 Targets

The following section outlines the ODP directions and policies that demonstrate Vancouver's contribution to reaching the regional federation's regional growth strategy targets.

Metro 2050 Regional Targets

Goal 1 Create a Compact Urban Area Targets		
Policy with Target	**Applicable ODP Policies**	**Supplementary Information**
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1 (Metro 2050), and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of **focusing 98% of residential growth inside the Urban Containment Boundary**	**Projections (population, employment)** - See Part 1, Introduction and Overview (Vancouver is the core of a growing region), and table below. **Accommodating growth within the Urban Containment Boundary (UCB):** see Part 4, Future Growth (Map 2: Urban Structure Strategy, and Map 4: Generalized Land Use map), and Map A1: Regional Land Use Designations and Overlays, showing the UCB.	All lands except Agricultural lands are within the Urban Containment Boundary (UCB) in Vancouver. The Urban Structure Strategy directs growth to lands within the UCB. The Generalized Land Use (GLU) Designations reflect underlying area plans and rezoning policies, and also focus growth within the UCB. See table outlining projections below.

	2024	2030	2040	2050
Population	756,000	815,100	920,000	998,200
Dwelling Units	336,400	382,500	436,100	476,700
Employment	492,600	524,300	582,900	619,200

Based on Metro Vancouver Projections – high growth scenario

Policy with Target	Applicable ODP Policies	Supplementary Information
1.2.23 a) provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and **contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in** Table 2 (Metro 2050; Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • **All Urban Centre Types: 40%** • **Frequent Transit Development Areas: 28%** Regional Targets for Employment Growth by Location: • **All Urban Centre Types: 50%** • **Frequent Transit Development Areas: 27%**	**Projections (population, employment)** – See Part 1, Introduction and Overview (Vancouver is the core of a growing region). **Focused Growth** – See Part 4, Future Growth (Urban Structure Strategy and Generalized Land Use Designations), and table below.	The Urban Structure Strategy and GLU designations direct highest density uses to the Metro Core/Broadway (the Metro Core Urban Centre) and Municipal Town Centre neighbourhoods. The Urban Structure Strategy also identifies Rapid Transit Areas as neighbourhoods for focused growth. Parts of these are designated as Frequent Transit Development Areas (FTDAs) and within Major Transit Growth Corridors, as shown on Map A1: Regional Land Use Designations and Overlays. Per Provincial legislation, new growth areas exist near transit in Transit Oriented Areas (TOAs) across the city, and are reflected in Generalized Land Use designations. Due to their unique contexts (e.g., significant industrial lands, hazardous and environmentally sensitive conditions, and/or infrastructure constraints), not all TOAs or Rapid Transit Areas have been designated as FTDAs. Ongoing implementation of the Vancouver ODP, including area planning for Rapid Transit Areas, may lead to the designation of new FTDAs and will contribute to the Metro 2050 dwelling unit and employment targets.

Urban Centres and FTDAs	% Growth from 2025 to 2050	
Metro Core	Dwellings	34%
	Jobs	54%
Oakridge Municipal Town Centre	Dwellings	4%
	Jobs	8%
Frequent Transit Development Areas (2)	Dwellings	4%
	Jobs	2%

Policy with Target	Applicable ODP Policies	Supplementary Information
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: **focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3** (Metro 2050; Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in **Table 2** and Action **1.2.12** (Metro 2050).	**Focus and manage growth and development in Urban Centres and Frequent Transit Development Areas (FTDAs)** – See Part 4, Future Growth, Map 2: Urban Structure Strategy, Table 1: Neighbourhood type guidelines, and Map A1: Regional Land Use Designations and Overlays.	See above. Additionally, significant growth is anticipated within the Metro Core Urban Centre, the Municipal Town Centre and the smaller FTDAs shown on Map A1. The Urban Structure Strategy focuses growth within these areas, and includes density targets aligned with the Table 3 in Metro 2050 (see Table 1: Neighbourhood type guidelines).

Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets

Policy with Target	Applicable ODP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature **from 40% to 50% of the region's land base by the year 2050**; and • increase the total regional tree canopy cover within the Urban Containment Boundary **from 32% to 40% by the year 2050.**	**Increase area of lands protected for nature** – See Part 5 4. Ecology, Policies 4.1.1, 4.2.1, 4.2.5, 4.3.1, and 4.3.2. **Increase regional tree canopy cover within the Urban Containment Boundary** – See Part 5 4. Ecology, Policies 4.2.1, 4.2.3, 4.2.4 and 4.3.4.	Part 5 4. Ecology, identifies existing ecological attributes and environmentally sensitive areas (ESAs). One of the ODP directions (4.3) is to Protect Nature, through establishing and strengthening guidelines, processes and requirements to ensure existing ESAs are considered for enhancement and protection during development. Another direction (4.2), Make Space for Nature, seeks to increase the area of lands supporting nature through establishing and expanding an ecological network, made up of corridors connecting existing ecological attributes. Mapping ESAs was an important first step in identifying lands for protection. City staff continue to work with Metro Vancouver on initiatives supporting ecological protection and will work towards identifying a target for lands protected for nature appropriate to Vancouver's urban context. Through Policy 4.2.3, the City seeks to grow the urban forest canopy coverage to 30 percent by 2050 through protecting, managing and enhancing the urban forest. Given the high proportion of dwelling and job growth focused in Vancouver, the City's target of 30 percent tree canopy coverage

		is ambitious and will contribute towards regional goals of enhancing the canopy coverage within the Urban Containment Boundary.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the **regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030** and **achieving a carbon neutral region by the year 2050**;	**Greenhouse gas emission reduction targets** – See Part 5 3. Climate, policies 3.1.1, 3.1.2.	The City has a greenhouse gas emission reduction target of 50 percent below 2007 levels by 2030, and carbon neutrality before 2050. This reflects a more rapid decrease than the regional target, which would result in less emissions overall. Vancouver's ODP refers to the City's Climate Emergency Action Plan, which outlines emissions reduction pathways, including advancing complete communities and sustainable transportation. The pathways in the plan are also embedded in the Urban Structure Strategy, GLU designations, and Transportation and Utilities chapters of the ODP.

Goal 4 Provide Diverse and Affordable Housing Choices Target

Policy with Target	Applicable ODP Policies	Supplementary Information
4.2.7 a) indicate how you will, within the local context, contribute toward the regional target of having **at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units** (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	**Part 5** 1. Housing, policies 1.1.2, 1.2.1, 1.2.2, 1.4.1, and 1.6.1.	Building on the Housing Vancouver Strategy, adopted in 2017 and continuously implemented since, the Housing Vancouver 10-year housing targets were updated in June 2024, targeting 83,000 net new approved housing units. Nearly three-quarters (61,600) will be for renters, of which about 25 percent (15,500) will be at below-market rates. The majority of units at below-market rates will meet Metro 2050's definition of affordable rental and count towards this goal. The majority of new rental housing in Vancouver is enabled and implemented through area plans and applicable rezoning policies, both of which are primarily located within Urban Centres and FTDAs.

Metro 2050 Goal 1: Create a Compact Urban Area

The Vancouver ODP focuses growth within the Urban Containment Boundary, particularly in Urban Centres and Frequent Transit Development Areas (FTDAs). Implementation of the Vancouver ODP (e.g., through existing and future area plans and changes to zoning regulations) will create resilient, healthy, connected, and complete communities that service the projected population, housing, and employment growth over the coming decades.

Goal 1 Targets

Policy with Target	Applicable ODP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1 (Metro 2050), and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of **focusing 98% of residential growth inside the Urban Containment Boundary**	*See Targets section above*	*See Targets section above*
1.2.23 a) provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and **contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2** (Metro 2050; Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • **All Urban Centre Types: 40%** • **Frequent Transit Development Areas: 28%** Regional Targets for Employment Growth by Location: • **All Urban Centre Types: 50%** • **Frequent Transit Development Areas: 27%**	*See Targets section above*	*See Targets section above*
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: **focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3** (Metro 2050; Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 (Metro 2050).	*See Targets section above*	*See Targets section above*

Strategy 1.1: Contain urban development within the Urban Containment Boundary

Policy 1.1.9

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Metro 2050; Map 2)	*See Map A1: Regional Land Use Designations and Overlays*
b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1 (Metro 2050), and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	*See Targets section above*
c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Policy 10.1.4 commits the City to continued coordination with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services.
d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Policies in Part 5 2. Economy integrate economic development, including by supporting the Vancouver Fraser Port Authority Land Use Plan (2.1.5), protecting and intensifying industrial and employment areas (2.2.1), and protecting these areas from infringement of residential uses (2.2.3). Policies in Part 5 12. Hazardous Lands and Risk Reduction seek to reduce risk and minimize exposure of residents to environmental noise and other harmful impacts (12.2.1-12.2.6).

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

Policy 1.2.23

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Metro 2050; Dwelling Unit and Employment Growth Targets for	*See Targets section above*
	Urban Centres and Frequent Transit Development Areas)	
b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	*See below*
i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4 (Metro 2050)	*See Map A1: Regional Land Use Designations and Overlays*
ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Metro 2050; Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 (Metro 2050	*See Targets section above*
iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Policies FG1.4.2 and FG1.5.2 direct job space to the Metro Core/Broadway and the Municipal Town Centre neighbourhoods (both Urban Centres). The Business Districts GLU designation applies within the Metro Core /Broadway area, affirms the regional role these areas play as key centres for job space, and limits residential uses. Policy 2.2.6 also protects capacity for growth in office space in Business Districts such as Downtown and Central Broadway.
iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Vancouver eliminated minimum parking requirements for all land uses in 2024. Transportation policy 5.1.5 calls for additional policies that disincentivize driving (e.g., shared district parking, limiting parking supply). Policy 5.2.7 calls for strategies that prioritize walking, biking, transit, and public space on streets over parking, while considering persons with disabilities and others with essential parking needs.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g., through community vulnerability assessments, emergency services planning, tenant protection	Part 4, Future Growth, focuses significant growth within the Metro Core and Municipal Town Centre, and also identifies Rapid Transit Areas that generally align with the Major Transit Growth Corridors of the RGS. This Urban Structure Strategy will inform future area planning. Growth is also enabled in TOAs. Policies throughout the ODP ensure that equity is considered, tenants are protected, and social connectedness is supported.

	policies, and strategies to enhance community social connectedness and adaptive capacity)	
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Policies FG1.5.6, FG1.6.10, FG1.7.9 call for amenities within different centre types, including childcare. Table 1 on neighbourhood type guidelines also calls for childcare across a range of neighbourhood types. Policy 6.1.2 calls for integrating childcare in all suitable areas of the city.
vii)	consider the implementation of green infrastructure	The ODP calls for natural climate solutions that buffer impacts of climate change, sequester carbon, and improve biodiversity (policy 3.2.2) and includes resilience as a foundational principle. In alignment with the City's Rain City Strategy and building on green infrastructure successes in the city, the ODP calls for green infrastructure to be expanded via expanding greenways (5.2.4), implementing a blue green network of park-like streets (4.2.1, 10.2.2), and integrating within public rights-of-way and water-adaptive public spaces (10.2.1, 10.3.1), with a particular emphasis on integrating green space for rainwater and urban drainage in the Metro Core/Broadway area (FG1.4.7).
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Part 6. Implementation, identifies that the City will develop infrastructure and amenity plans to guide public investment to service growth and manage assets. These plans will be informed by the Urban Structure Strategy and growth projections of the ODP, as well as existing levels of service, infrastructure deficits, and financial capacity. Policy FG1.10.2 also calls for service improvements to be prioritized for areas of the city with the highest unmet need.
ix)	support the provision of community services and spaces for non-profit organizations	Policy FG1.4.3 prioritizes supporting small businesses and non-profits to remain in downtown neighbourhoods. Policies throughout the ODP call for support for affordable spaces for small businesses, community-serving spaces, and non-profit organizations (e.g., 2.3.3, 2.3.4, 8.2.4, as well as community-serving space policies in Part 5 7. Community Infrastructure), as well as the provision of services and supports to people experiencing and at risk of homelessness (1.3.1).
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Policy 2.2.1 protects and supports intensification of industrial and employment areas. Policy 2.2.6 calls for additional office spaces and hotels in the Downtown as well as Central Broadway (with the Metro Core Urban Centre).
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Policy FG1.2.3 suggests allowing for more housing and community infrastructure off arterial streets to reduce exposure to harmful noise levels and poor air quality. Policy 5.2.3 calls for reimagining arterials to be safe and livable while efficiently moving people and goods, reducing the impacts of polluting vehicles and optimizing goods movement. Policy 5.1.3 encourages locating shops, services, businesses and housing along greenways. Policy 12.2.6 calls for developments located in areas exposed to environmental health hazards such as noise and air emissions, including near major transportation corridors, to incorporate enhanced construction techniques and thoughtful site design, including consideration of separation and buffering where appropriate.
c)	Include policies for General Urban lands that:	*See below*
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2 (Metro 2050)	*See Map A1: Regional Land Use Designations and Overlays*
ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	The Urban Structure Strategy of the Vancouver ODP reinforces the Metro Core/Broadway as a central area for major office, hotel, cultural and retail-commercial space (FG1.4.2) as well as arts and cultural spaces (FG1.4.8). Other Urban Structure Strategy policies seek to create complete neighbourhoods (e.g., accommodating amenities within Rapid Transit Areas and neighbourhood centres - FG1.6.10, FG1.7.9), but do not focus major trip-generating uses outside of Urban Centres and FTDAs.
iii)	encourage infill and intensification (e.g., row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	The Urban Structure Strategy of the ODP (policies FG1.6.2, FG1.7.2, FG1.8.2, FG1.9.1 and FG1.9.2) calls for intensifying Missing Middle Housing (multiplex, townhouse and low-rise housing) in Multiplex Areas and Villages (as well as allowing these housing options in higher density neighbourhoods). This vision is echoed in Map 5: Housing Opportunities. The Generalized Land Use (GLU) map allows multiplex and townhouse forms in all Residential areas, and low-rise in many. Area Planning is underway for Villages, and the GLU will be updated to reflect the outcome of that planning process when it is complete.
iv)	encourage neighbourhood-serving commercial uses	Policies FG1.5.3, FG1.7.4, FG1.8.3, FG1.9.2 encourage local-serving shops, streets and areas for complete neighbourhoods. The GLU supports retail, office, and compatible service uses as complementary uses in Residential areas.

d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of "non-residential Major Trip Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Non-residential major trip-generating uses are understood to mean significant office or business park uses, outlet shopping malls, post-secondary institutions, and large-format entertainment venues.
e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Map A1: Regional Land Use Designations and Overlays identifies the FTDAs within the city. The new FTDA site is within a Major Transit Growth Corridor. Additional and/or expanded FTDAs will be considered as implementation of the Urban Structure Strategy through area planning continues.
f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy 5.3.1 calls for collaboration with the local Nations to improve transportation options and transit connections to Musqueam, Squamish and Tsleil-Waututh developments and First Nation reserves. Policy 5.3.3 supports cross-boundary regional collaboration on transit.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

Policy 1.3.7

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	support compact, mixed use, transit, walking, cycling and rolling-oriented communities	Part 5 5. Transportation includes a range of policies focused on supporting a shift towards sustainable transportation modes, including through land use and urban design, and people-first streets.
b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	The Urban Structure Strategy in Part 4, Future Growth, aligns density with transit. The Strategy calls for a range of amenities and services in Metro Core/Broadway, the Municipal Town Centre, Rapid Transit Areas, as well as Neighbourhood Centres and more local-serving shops and services in Villages (e.g., FG1.4.8, FG1.5.3, FG1.5.6, FG1.6.10, FG1.7.4, FG1.7.9, FG1.8.3, FG1.8.4). These uses are in turn permitted through the Generalized Land Use Designations that apply in these areas.
c)	provide and encourage public spaces and other place-making amenities and facilities (e.g., community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Part 5 9. Parks and Public Space, includes a range of policies around growing and enhancing the network of parks and public space (policies in Direction 9.3), designed and programmed with various features and amenities.
d)	respond to health and climate change-related risks by providing equitable access to:	*See below*
i)	recreation facilities	Policy 7.3.1 calls for equitable delivery of services by protecting, renewing, and upgrading facilities and assets (e.g., community centres, recreational facilities, and public washrooms) in alignment with growth. Policy FG1.10.2 also prioritizes equity-focused risk reduction and service improvement planning in areas of the city with the highest unmet need that often face the highest risk to any hazards.
ii)	green spaces and public spaces (e.g., parks, trails, urban forests, public squares, etc.)	Policy 9.2.2 prioritizes underserved areas and communities when identifying parks and public space projects and investments. Policy 9.2.4 calls for equitable delivery of park services by protecting, acquiring and renewing parks in alignment with evolving needs. Part 5 4. Ecology includes an Ecological Network Vision of Environmentally Sensitive Areas and ecological corridors, and policy directions to make space for nature, including policy 4.4.2 to ensure the network and natural areas are equitably distributed and accessible to every resident in Vancouver, while also balancing recreational, cultural and environmental needs. Policy 5.2.4 also calls for amplifying the greenway network as car-light and car-free corridors, providing public spaces with green infrastructure functions.
iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Part 5 5. Transportation, includes policies on creating people-first streets, such as policy 5.2.1 and 5.2.2, which call for providing greater connections to and through neighbourhoods and to key destinations, to support safety and comfort for walking, rolling, and biking. Policy 5.2.4 calls for amplifying and intensifying the greenway network as car-light to car-free corridors for active transportation and recreation, providing a high-quality, continuous experience with public spaces, ecological and green infrastructure functions. Policy FG1.4.7 also calls for improved tree canopy within the Metro Core/Broadway area, especially in the DTES and other areas that are currently deficient. Part 5 4. Ecology includes an Ecological Network Vision that is strongly aligned with regional and local greenway networks, and notes opportunities to build this network through transforming road space.
e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers'	Part 4 Future Growth, Urban Structure Strategy policies support improving food access across neighbourhoods.

		markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Part 5 11. Food Systems, addresses improving food access, enhancing food production, supporting and strengthening food supply chains, and leveraging new development and community infrastructure to integrate food assets. Policies 9.3.1 and 9.5.4 also speak to supporting food security on public lands.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policy FG1.10.2 calls for prioritizing equity-focused risk reduction and service improvement planning in areas of the city with the highest unmet need that often face the highest risk to any hazards. Policy 3.2.5 suggests consideration of public health impacts of a changing climate in the development and renewal of the built environment. Policies in Part 5 12. Hazardous Lands and Risk Reduction seek to reduce risk and minimize health impacts from hazards (12.2.1-12.2.6).
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Various Urban Structure Strategy policies call for improvements to public realm in different neighbourhood types. Policy FG1.3.6 calls for design guidelines to promote placemaking, livability and sustainability. Part 5 9. Parks and Public Space, includes policies on inclusive public life, as well as universal, safe design. Part 5 5. Transportation includes policies on people-first streets that integrate universal accessibility.
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDAs, and other local centres	Reconciliation is a foundational principle of the Vancouver ODP, and there are policies throughout multiple chapters on advancing Indigenous cultural visibility in the public realm. Policy 7.1.4 in Part 5 7. Community Infrastructure calls for partnerships and statements of cultural significance for any City-delivered and City-supported facilities located in areas of existing cultural redress initiatives and future redress initiatives. Part 5 8. Arts, Culture and Heritage, calls for meaningful and respectful stewardship of tangible and intangible heritage resources, in particular supporting Indigenous and equity-denied communities' perspectives and approaches. Policy 8.3.1 prioritizes and supports the local Nations' visibility, voice and cultural practices across the city through public art, revitalization of həńq̓əmiń̓əm and Sḵwx̱wú7mesh languages, cultural spaces and programming, educational initiatives, and design, as led by the local Nations. Policy 8.3.3 calls for expanded planning tools to protect tangible and intangible heritage assets, heritage values, and historic places with a focus on ethno-cultural community areas and cultural redress areas.

Strategy 1.4: Protect Rural lands from urban development

Section	Policy	Applicable ODP Policies
Policy 1.4.3	**Adopt Regional Context Statements that:**	
	a) identify Rural lands and their boundaries on a map generally consistent with Map 2 (Metro 2050)	N/A
	b) limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	N/A
	c) specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	N/A
	d) prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	N/A
	e) support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 (Metro 2050) to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	N/A

Metro 2050 Goal 2: Support a Sustainable Economy

The Vancouver ODP identifies industrial and employment areas for protection (including all regionally-designated Industrial lands), intensification, and expansion. Policies of the ODP support creating an economy that works for all, providing space for economic opportunities and support for local workers, employers, and entrepreneurs. The ODP directs jobs towards Urban Centres and FTDAs, as well as other transit-oriented locations, with local-serving commercial uses throughout all neighbourhoods.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

Policy 2.1.10

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Part 4, Future Growth, Urban Structure Strategy includes policies supporting jobs in various neighbourhood types, including intensifying, enhancing, and expanding job space for major employment, major office, hotel, cultural, and retail-commercial uses in the Metro Core/Broadway area (FG1.4.2), and significantly increasing the levels of regional employment within the Municipal Town Centre (FG1.5.2). The Business Districts designation protects key jobs lands for commercial uses, and commercial uses are supported through all neighbourhoods. Employment and Industrial lands are protected for industrial and employment uses, and policies in Part 5, 2. Economy, look to intensify, expand and enhance employment areas in the city (e.g., policy 2.2.1 and 2.2.3).
b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	See above. Additionally, Map 6 and policy 2.2.1 and 2.2.3 in Part 5, 2. Economy identify business districts and industrial and employment lands for protection and intensification within the Metro Core/Broadway area. Detailed regulations on zoning, density, and development charges can be found in different by-laws (e.g., the Zoning and Development By-law).
c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	The Urban Structure Strategy and GLU designations, in Part 4, Future Growth, generally direct major commercial uses to Urban Centres and FTDAs, as described above. The GLU map designates large campuses and all public school sites as Institutional, and enables community-serving institutional uses (e.g., public schools and childcare facilities) in most GLU designations, as part of working towards complete neighbourhoods.

Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land

Policy 2.2.9

Section	Policy Text	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7 (Metro 2050)	*See Map A1: Regional Land Use Designations and Overlays*.
b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g., logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g., large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted	No trade-oriented lands are identified in the ODP. However, policy 2.1.5 outlines support for the Vancouver Fraser Port Authority Land Use Plan to aid industrial goods movement and viability of logistical lands and infrastructure. Policy 2.2.1 directs the City to protect and intensify industrial and employment areas, and 2.2.2 calls for transportation planning to consider and support the needs of industrial goods movement. To enhance safety and reduce pressure on goods movement infrastructure, policy 12.2.5 calls for development near rail facilities to include design solutions and incorporate risk mitigation measures tailored to the unique local context to address potential hazards from heavy passenger and freight rail, as well as health and safety concerns such as noise, vibration, and emissions.
c)	include policies for Industrial lands that:	*See below*
i)	consistently define, support, and protect industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Part 4, Future Growth, includes an Industrial and Employment GLU designation, and restricts residential uses within this designation. Map 6: Employment Area Opportunities, Policies 2.2.1 and 2.2.3 also support protection and intensification of industrial and employment areas. See also Zoning and Development By-law for further details.
ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	The Industrial and Employment GLU designation allows a suite of complementary uses such as certain retail uses and uses ancillary to the business on the properties. Policy 2.2.3 calls for modernizing and increasing flexibility of permitted uses in industrial areas and ensuring no net loss of industrial development capacity within the city. See also Zoning and Development By-law for further details.

iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	The Industrial and Employment GLU designation protects these lands for manufacturing, service, transportation and storage, utility and communication, wholesale, and office uses. Policy 2.2.3 calls for modernizing and increasing flexibility of permitted uses in industrial areas and ensuring no net loss of industrial development capacity within the city. See also Zoning and Development By-law for further details.
iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	See above, as well as policies 2.2.1, 2.2.3, 2.2.5, and 2.2.8 on protecting and expanding industrial and employment areas, and policy 2.5.3 on modernizing land use policy and building regulations to facilitate emerging business models.
v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over- supply of parking	The City's Parking By-law no longer includes minimum parking requirements for industrial uses.
vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Part 5 2. Economy, includes a range of policies relating to industrial strategies and economic development, such as policies on supporting Vancouver to continue to thrive as the regional job centre, protecting and expanding employment and industrial areas, creating affordable economic spaces, encouraging local-serving and small businesses, creating a supportive business environment, and advancing accessible and equitable economic opportunities.
vii)	provide infrastructure and services in support of existing and expanding industrial activities	Policy 2.1.5 supports the Vancouver Fraser Port Authority Land Use Plan to aid industrial goods movement and viability of logistical lands and infrastructure. Policy 2.2.2 calls for transportation planning that considers and supports the needs of industrial goods movement.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses	See above. Additionally, policy 2.1.6 calls for working with partners to realize the potential of the Central Waterfront District as a transportation hub, tourism and hotel node, and employment area.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning,	Policy 12.2.6 calls for developments exposed to environmental hazards such as noise and air

	such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between industrial and sensitive land uses, and to improve resilience to the impacts of climate change	emissions to incorporate enhanced construction techniques and thoughtful site design, including consideration of separation and buffering where appropriate. Policy 2.2.4 encourages appropriate design of any intensification or development of industrial lands near environmentally sensitive areas.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	N/A
d)	include policies for Employment lands that:	*See below*
i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate	The Industrial and Employment land use designation in Part 4, Future Growth, protects these lands for commercial and industrial uses. Part 5 2. Economy, supports intensification and expansion of employment areas (policies 2.2.1 to 2.2.8). See also Zoning and Development By-law for further details.
ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the regional growth strategy	Part 4, Future Growth, includes an Industrial and Employment GLU designation, and allows certain retail uses, including large format retail, in regionally-designated Employment lands. See also Zoning and Development By-law for further details.
iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Part 4, Future Growth, Urban Structure Strategy reinforces the Metro Core/Broadway as a central area for major office, hotel, cultural and retail-commercial space (FG1.4.2) as well as arts and cultural spaces (FG1.4.8). Other Urban Structure Strategy policies seek to create complete neighbourhoods (e.g., accommodating amenities within Rapid Transit Areas and neighbourhood centres - FG1.6.10, FG1.7.9), but do not focus major trip-generating uses outside of Urban Centres and FTDAs. The Business Districts GLU designation supports regional role of these areas (within the Metro Core Urban Centre) as key centres for jobs space, supporting office and uses and not establishing a height limit.
iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low	Policy 2.2.1 calls for protecting and intensifying industrial/employment areas to provide spaces for production, distribution, and repair activities that cannot take place elsewhere. The Urban Structure Strategy directs highest densities to the Metro Core/Broadway and the Municipal Town Centre. High densities are also

		transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	supported in Rapid Transit Areas, including intensification of employment lands (e.g., policy FG1.6.3 calls for ground floor retail-commercial and office above close to the transit station and exploring opportunities to introduce compatible industrial uses).
	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Part 4, Future Growth, Industrial and Employment land use designation description allows for consideration of limited residential uses in the circumstances described in the regional plan. See also Zoning and Development By-law for further details.
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Part 5 3. Climate, focuses on eliminating carbon pollution from all sources, including emissions from businesses. Regarding mitigating impacts to ecosystems, policy 2.2.4 seeks to ensure intensification of industrial lands near Environmentally Sensitive Areas responds to the ecological vision. Part 5 4. Ecology, further protects Environmentally Sensitive Areas (from commercial uses as well as other types of development). Policy 10.4.2 encourages zero-waste practices for businesses.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5; Metro 2050)	Part 5 12. Hazardous Lands and Risk Reduction, identifies lands subject to hazardous conditions, many of which are amplified by climate change, and provides policies for guiding development (commercial, industrial, and other) on these lands. The Resilient Vancouver Strategy, referred to in the ODP, includes more detailed recommendations for supporting businesses as part of resilient neighbourhoods, such as by convening business recovery roundtables and creating neighbourhood resilience labs for residents and businesses.

Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable ODP Policies
Policy 2.3.12	**Adopt Regional Context Statements that:**		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8 (Metro 2050)	See Map A1: Regional Land Use Designations and Overlays for lands with the regional Agricultural designation, and Map 6: Employment Area Opportunities, for the boundaries of the Agricultural Land Reserve.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Part 5 11. Food Systems, includes policies calling for improved food access, including via farmers markets (11.1.1), as well as policies supporting the strengthening of Vancouver's food supply chains (11.1.3). Policy 2.6.1 encourages a wide variety of markets in the city, including food markets, to serve diverse vendors, customers, and residents across the livelihood continuum.
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	*See below*
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	Part 4, Future Growth, assigns an Agricultural GLU designation to agricultural lands, and protects these lands for agricultural uses.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	Part 5 11. Food Systems supports food production within agricultural lands as well as within urban areas, given Vancouver's urbanized context and fragmentation of the limited agricultural lands within the city.
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	Agricultural land in Vancouver is in the floodplain, and flood construction level requirements apply to residential uses (see Vancouver Building By-law). Policy 11.1.5 calls for addressing climate change through food system interventions. Additional policies call for action on climate change adaptation and improvements of policies and regulations over time (policy 3.2.1 and 12.2.2).
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such	Part 5 11. Food Systems supports food production within agricultural lands as well as within urban areas, given Vancouver's

Policy 2.3.13		as screening, physical buffers, roads, or Development Permit area requirements	urbanized context and fragmentation of the limited agricultural lands within the city.
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the *Agricultural Land Commission Act*	Policy 11.1.1 supports food-related retail and services. Policy 11.1.3 supports strengthening food supply chains.
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	See Zoning and Development By-law.
	Section	**Policy**	**Supplementary Information**
		In partnership with other agencies and organizations, support Agricultural awareness and promote the importance of the Agricultural industry, the importance of protecting Agricultural land, and the value of local Agricultural products and experiences	Policy 2.1.1 encourages diversification of jobs and sectors. Policies in Part 5 11. Food Systems, support the development of an equitable and resilient food system, including by supporting local food production.

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

The Vancouver ODP includes resilience as a foundational principle to the Plan, and weaves resilience-related policies throughout all chapters. The ODP also includes Climate chapter focused on reducing carbon pollution and promoting climate adaptation. The Ecology chapter supports ecosystem protection and resilience, through identifying Environmentally Sensitive Areas, establishing an Ecological Network Vision to restore connectivity, and building a policy framework to protect and make space for nature. The Hazardous Lands and Risk Reduction chapter identifies lands subject to hazardous conditions, many of which are amplified by climate change, and sets up policy to continue to carefully manage development on these lands, incorporate hazardous lands into area planning, and adapt at-risk buildings and infrastructure.

Goal 3 Targets

Policy with Target	Applicable ODP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature **from 40% to 50% of the region's land base by the year 2050**; and • increase the total regional tree canopy cover within the Urban Containment Boundary **from 32% to 40% by the year 2050.**	*See Targets section above*	*See Targets section above*
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the **regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030** and achieving a carbon neutral region by the year 2050;	*See Targets section above*	*See Targets section above*

Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Applicable ODP Policies
Policy 3.1.9	**Adopt Regional Context Statements that:**		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2 (Metro 2050)	*See Map A1: Regional Land Use Designation and Overlays.*
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	*See below*
	i)	drinking water supply areas	In Part 4, Future Growth, areas with the regional designation of Conservation and Recreation are designated Parks and Open Spaces. Permitted uses include parks and playgrounds and
	ii)	environmental conservation areas	

	iii)	wildlife management areas and ecological reserves	compatible cultural and recreation uses. Residential development is not permitted in this designation. Conservation and Recreation lands are designated as Environmentally Sensitive Areas in the Ecology chapter. This designation recognizes the value of these and other parks and open spaces for local ecosystem protection.
	iv)	forests	
	v)	wetlands (e.g., freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
	vi)	riparian areas (i.e., the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: ○ major parks and outdoor recreation areas; ○ education, research and training facilities, and associated uses that serve conservation and/or recreation users; ○ commercial uses, tourism activities, and public, cultural, or community amenities; ○ limited agricultural use, primarily soil-based; and ○ land management activities needed to minimize vulnerability / risk to climate change impacts	
	c)	Include policies that:	*See below*
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Conservation and Recreation lands are protected for parks and open space uses through their GLU designation and through their inclusion as Environmentally Sensitive Areas. Policies 4.3.1 to 4.3.6 seek to protect ecosystems and manage growth around them.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Conservation and Recreation lands in Vancouver are predominantly publicly-owned and not at risk of subdivision or fragmentation.

Strategy 3.2: Protect, enhance, restore, and connect ecosystems

Section	Policy Text	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	*See Targets section above*
b)	refer to Map 11 (Metro 2050) or more detailed local ecological and cultural datasets and include policies that:	Part 5 4. Ecology includes a map of Environmentally Sensitive Areas. This map includes all areas mapped in Map 11 in Metro 2050 - Metro Vancouver's Sensitive Ecosystem Inventory - and additional natural areas identified from a city-wide ecological inventory and assessment.
i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Part 5 4. Ecology, includes a range of policies supporting protection and enhancement of Environmentally Sensitive Areas and the restoration of ecosystems and ecosystem connectivity through an Ecological Network Vision (policies 4.1.1, 4.2.1, 4.2.3, 4.2.4, 4.2.5, 4.3.1, 4.3.2, 4.3.3, 4.3.5, 4.3.6).
ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	The Ecological Network Vision provides a foundation to protect, connect and restore ecosystems. Part 5 4. Ecology, includes policies on collaborating with local Nations on ecological priorities (policies 4.1.2, 4.3.5, 4.4.1), as well as collaborating across jurisdictions in complex areas such as marine and shoreline environments (policy 4.1.4). The Ecological Network Vision, as well as the Blue Green Network, includes consideration of ecological assets in adjacent municipalities, is informed by Metro Vancouver's Sensitive Ecosystem Inventory and Ecosystem Connectivity Evaluation and aligns with efforts to improve regional ecological connectivity.
iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policies 4.2.5 and 4.3.1 encourage enhancement and restoration of ecological features on private property to support biodiversity and connectivity across natural areas.
iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Policies 4.1.1 and 4.3.1 call for the creation of additional policies and regulations to protect Environmentally Sensitive Areas. Policy 4.2.5 also calls for strengthened policies and regulations to create naturally managed areas on private property, to enhance connectivity.
c)	Include policies that:	*See below*

Policy 3.2.7

i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Part 5 4. Ecology supports consideration of natural assets and ecosystem services in land use decision-making, including direction to embed ecosystems in planning (4.1.1, 4.2.5, 4.3.1), and policy to develop and incorporate economic valuation of ecosystem system services into city financial processes (4.3.6).
ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policies 4.2.3 and 4.2.4 call for expansion of the urban forest canopy cover, as adopted under the City's Urban Forest Strategy, and use of tools such as zoning, servicing and subdivision by-laws, and upgraded street designs to provide more space for permeability, quality soil, and increased tree canopy across the city. Policy 4.3.4 calls for protecting soil to protect the urban forest and hydrological cycle.
iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Policy 4.3.1 calls for strengthened guidelines and processes for Environmentally Sensitive Areas. Policy 4.2.5 calls for strengthened policies and regulations to create and restore naturally managed areas on private properties to increase biodiversity. Policy 4.3.4 specifically notes the need to protect urban soil to support canopy cover. The City also has an Integrated Pest Management policy.
iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Map 9: Long-Term Greenway Network provides a vision for active transportation corridors, including the Regional Greenway Network. The Ecological Network Vision is aligned with regional and city greenway networks and policy 5.2.4 calls for greenways to include ecological and green infrastructure functions.
v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Part 5 4. Ecology, advances ecological planning. Part 5 10. Utilities, includes a focus on watershed-based approaches to water and rainwater management. The City has an Integrated Rainwater Management Plan as well as a Rain City Strategy that includes targets for capturing and cleaning rainwater. The Ecological Network Vision is aligned with blue green systems, which are planned along surface water flow paths to create larger green rainwater infrastructure facilities. Policy 4.2.2 recognizes the inter-relationship between natural areas and the health of Vancouver's water systems.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

Policy 3.3.7

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	*See Targets section above*
b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	Policy 3.1.2 calls for reducing carbon pollution through implementing the City's Climate Emergency Action Plan, including advancing complete, walkable neighbourhoods; active transportation and transit; zero emission vehicles; zero emission space and water heating in new and existing buildings; low-carbon construction practices and materials; and renewable energy. Policy 3.2.2 calls for natural climate solutions that buffer impacts of climate change, sequester carbon, and improve biodiversity.
i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g., BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and	In addition to the above, the Urban Structure Strategy in Part 4, Future Growth, includes a suite of policies aimed at creating complete neighbourhoods and focusing growth near transit, such that emissions from buildings and transportation are reduced.
ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling, and walking	In addition to the above, all policies in Part 5 5. Transportation seek to reduce emissions from transportation, for example by enhancing the transit and greenway networks, and shifting to streets for people.
c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	The Urban Structure Strategy in Part 4, Future Growth, includes policies on locating amenities in the Metro Core/Broadway Urban Centre (policy FG1.4.5, FG1.4.8), the Municipal Town Centre (FG1.5.6), and Rapid Transit Areas (FG1.6.10).

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

Policy 3.4.5

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Part 5 3. Climate, includes policies on building resilience to climate change (3.2.1 - 3.2.5). Part 5 12. Hazardous Lands and Risk Reduction, also includes policies on mitigating risks from hazards, many of which are amplified by climate change. The City also has additional programs, policies and regulations aimed at increasing resilience to climate change (e.g., floodplain and building cooling requirements in the Vancouver Building By-law).
b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	Part 5 12. Hazardous Lands and Risk Reduction maps known hazardous areas. Policy 12.2.2 calls for continuing to require additional studies or information to determine suitability for development (e.g., geotechnical and hydrogeological studies) and to identify potential risk mitigation measures for development within hazardous areas (e.g., building to the minimum flood construction level); and improving regulations over time. Policy 12.2.3 calls for hazardous lands to be considered in area plans, including considering limiting development on lands subject to hazardous conditions, or strategically allowing for redevelopment or changes in use where existing infrastructure or development is particularly vulnerable to risk. See also Vancouver Building By-law.

Policy 3.4.6

Section	Policy	Applicable ODP Policies
	Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Policy 12.2.1 calls for the City to coordinate efforts, internally and with partners, to manage hazards and embed resilience in land use planning as well as planning and location decisions for new municipal utilities, assets, operations, and community services.

Policy 3.4.7

Section	Policy	Applicable ODP Policies
	Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Vancouver's ODP establishes resilience as a foundational principle, which is then integrated into policies on climate change mitigation and adaptation, hazardous lands, ecology, community infrastructure, and more. Policies 12.2.1 and 12.2.3 squarely integrate proactive risk mitigation into land use planning.

Policy 3.4.8

Section	Policy	Applicable ODP Policies
	Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	The City continues to advance policy on climate change and natural hazards, building on research, standards, and guidelines as well as context-specific data and community and First Nations input. Part 5 12. Hazardous Lands and Risk Reduction, calls for that work to continue.

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

The Vancouver ODP includes a key focus on advancing equitable housing, including by ensuring more affordable housing choices are available to ease the housing affordability crisis. The ODP commits to adding housing near transit as well as transforming low-density neighbourhoods to include housing choice for all income groups and family types. Housing policies address the full range of housing needs and classes, include strong protection for renters and a focus on advancing housing across the continuum.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how you will, within the local context, contribute toward the regional target of having **at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units** (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	*See Targets section above*	*See Targets section above*

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

Policy 4.1.8

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Part 5 1. Housing, references the City's Housing Needs Report and contains a suite of policies on meeting the various housing needs identified therein.
b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policies in the Urban Structure Strategy in Part 4, Future Growth, call for a diverse range of housing types in different neighbourhood types (policies FG1.4.1, FG1.5.1, FG1.6.1, FG1.6.2, FG1.7.1, FG1.7.2, FG1.8.1, FG1.8.2, FG1.9.1, FG1.10.1, FG1.3.3). Part 5 1. Housing, contains a range of policies related to increasing supply of diverse housing types and tenure across all residential areas, including Missing Middle housing types, family-sized homes and affordable rental (Directions 1.2 to 1.6).
c)	identify policies and actions that contribute to the following outcomes	*See below*
i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	The Urban Structure Strategy in Part 4, Future Growth, calls for protecting and creating new affordable housing in different neighbourhood types (policies FG1.4.1, FG1.5.1, FG1.6.1, FG1.6.2, FG1.7.1, FG1.7.2, FG1.8.1, FG1.8.2, FG1.9.1, FG1.10.1, FG1.3.3). Part 5 1. Housing, includes a range of policies on increasing the supply of affordable housing to meet diverse needs (1.1.2, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.3.1, 1.3.2, 1.3.4, 1.4.1, 1.5.1, 1.5.2, 1.6.1).
ii)	increased supply of family-friendly, age-friendly, and accessible housing	Part 5 1. Housing, contains a range of policies related to increasing supply of diverse housing types and tenure (Directions 1.2 to 1.6). Policy 1.2.4 calls specifically for improved multi-family housing options to better meet the diverse needs of households, including for families with children, intergenerational households, persons with disabilities, and seniors, through improved building design and forms.
iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Part 5 1. Housing, contains a range of policies related to increasing supply of diverse housing types and tenure (Directions 1.2 to 1.6). Policies 1.4.1 and 1.6.1 call specifically for increasing the supply of new purpose-built market, below market rental housing, and social and supportive housing.
iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	In Part 4, Future Growth, the Urban Structure Strategy identifies Multiplex areas, as well as Villages, where Missing Middle housing could be added. The Residential Multiplex land use designation supports a range of infill housing forms in low-density neighbourhoods. The Residential Low-Rise designation supports 6 storey forms, or up to 8 storeys within Transit-Oriented Areas. Policy direction 1.2 Geographic Equity in Part 5 1. Housing calls for increasing Missing Middle options, low and high-rise apartments throughout the city.
v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	The Urban Structure Strategy integrates land use and transportation planning, focusing growth near rapid transit and advancing more complete neighbourhoods. In Part 5 5. Transportation, policy 5.1.1 also calls for locating shops, services, businesses, and diverse housing types in areas that can be well-served by walking, rolling, biking, and transit.
vi)	increased social connectedness in multi-unit housing	In Part 5 1. Housing, Policy 1.2.4 calls for improving multi-family options to better meet

			the diverse needs of households through improved building design and forms. Separate design guidelines also support social connectedness.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	The Urban Structure Strategy supports diverse housing types and high quality public realm across neighbourhood types (e.g., policies FG1.4.1, FG1.5.1, FG1.6.1, FG1.6.2, FG1.7.1, FG1.7.2, FG1.8.1, FG1.8.2, FG1.9.1, FG1.10.1, FG1.3.3). Separate design guidelines also support high quality urban design.
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	In Part 5 3. Climate, policy 3.1.2 supports low carbon buildings, and policy 3.2.1 calls for reducing the impacts of climate hazards. Policy 12.2.2 in 12. Hazardous Lands and Risk Reduction calls for continued risk mitigation for development in hazardous areas (e.g., construction to the minimum flood construction level in the floodplain). Policy 12.2.4 calls for retrofits to reduce risks and adapt existing buildings.
Policy 4.1.9	**Section**	**Policy**	**Supplementary Information**
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	The Housing Vancouver Strategy, Housing Vancouver 10 Year Targets, and Housing Vancouver 3 Year Action Plan were developed based on housing needs across a continuum of housing types and tenures. The Housing Needs Report will be updated every 5 years as per Provincial legislation to inform ODP updates, area planning and any housing policy and plan. Housing strategies, targets and action plans will be updated periodically depending on latest housing needs assessment overall and for specific population groups, economic and political context, market dynamics, demographic trends, etc.
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	*See response to Policy 4.1.9(a)*
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific	*See response to Policy 4.1.9(a)*
		statements about special needs housing and the housing needs of equity-seeking groups	
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	*See response to Policy 4.1.9(a)*

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable ODP Policies
Policy 4.2.7	**Adopt Regional Context Statements that:**		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	*See Targets section above*
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Policy 1.6.2 seeks to minimize displacement of renters and ensure residents are able to remain in their neighbourhoods when planning for growth. Policy 1.6.3 promotes replacement and renewal of existing rental housing stock without displacement through City policies and partnerships with Provincial and Federal governments. See also Rental Housing Stock ODP, Tenant Relocation and Protection Policy and Single-Room Accommodation By-law.
	c)	identify the use of regulatory tools that protect and preserve rental housing	See Rental Housing Stock ODP, Tenant Relocation and Protection Policy and Single-Room Accommodation By-law.
	d)	identify policies and actions that contribute to the following outcomes:	*See below*
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Policies in Part 4, Future Growth direct highest density growth to neighbourhoods with the most transit investment, and call for affordable rental housing in these areas (e.g., policies FG1.4.1, FG1.5.1, FG1.6.1, FG1.7.1, FG1.8.1). Policies 1.2.1 and 1.2.2 in Part 5 1. Housing also support rental and affordable housing near transit and across neighbourhoods.

Policy 4.2.8	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Part 5 1. Housing, supports renewal and expansion of market and below-market rental housing, as well as the protection of renters (1.2.1, 1.2.2, 1.4.1, 1.4.4, 1.6.1, 1.6.2, 1.6.3). See also Rental Housing Stock ODP, Tenant Relocation and Protection Policy and Single-Room Accommodation By-law.
	iii)	protection and renewal of existing non-market rental housing	
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Policies 3.1.1 and 3.1.2 support reduced emissions from existing and future housing. Policy 12.2.4 encourages partnerships to reduce risks and adapt buildings and infrastructure to hazards like extreme heat.
Section	**Policy**		**Supplementary Information**
Prepare and implement housing strategies or action plans that:			
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Part 5 1. Housing, supports renewal and expansion of market and below-market rental housing, as well as the protection of (1.2.1, 1.2.2, 1.4.1, 1.4.4, 1.6.1, 1.6.2, 1.6.3). See also response to policy 4.1.9 (a): Housing Vancouver Strategy, 10-year housing targets, 3-year action plan and multiple policies, program as well existing land uses in Part 4, Future Growth, Generalized Land Use, support increasing the rental and affordable rental housing supply, renewal and protection of existing affordable housing stock and mitigation of renter displacement. See also Rental Housing Stock ODP, Tenant Relocation and Protection Policy and Single-Room Accommodation By-law.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Policy 1.1.2 calls for working with other municipalities in Metro Vancouver to promote affordable housing to meet regional needs, and policies 1.1.3, 1.4.2, 1.4.3 and 1.4.4 call for partnerships to deliver funding and programs to meet existing and future housing need.

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness

Section	**Policy**		**Applicable ODP Policies**
Adopt Regional Context Statements that:			
Policy 4.3.7	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Part 5 1. Housing, Direction 1.3 focuses on homelessness. Policy 1.3.1 and 1.3.2 commits the City to working with non-profit providers, Indigenous organizations, Provincial and Federal governments to provide a diverse range of housing options, emergency services, and supports to people experiencing and at risk of homelessness. Policy 1.3.3 calls for working with Metro Vancouver municipalities and the Provincial government to develop and implement a regional approach to addressing homelessness. 1.3.4 calls for the adoption of supportive land use policies and zoning to ensure residents can access shelters, social and supportive housing in neighbourhoods across Vancouver.
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	
Section	**Policy**		**Supplementary Information**
Prepare and implement housing strategies or action plans that			
Policy 4.3.8	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Direction 1.3 in Part 5 1. Housing calls for addressing homelessness and ensuring every person has access to permanent secure housing with a range of diverse supports. The Housing Vancouver Strategy, Housing Vancouver 10 Year Targets, and Housing Vancouver 3 Year Action Plan were developed based on housing needs across a continuum of housing types and tenures. The City collaborates with senior levels of governments through joint strategies (e.g., SRO Investment Strategy), funding agreements (e.g., Housing Accelerator Fund), development partnerships (e.g., Permanent Modular Supportive Housing Initiative with BC Housing), supportive planning and servicing agreement with First Nations,and advocacy to deepen funding for sustained affordable housing.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	*See response to policy 4.3.8(a)*
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	*See response to policy 4.3.8(a)*

Appendix A Regional Context Statement

Metro 2050 Goal 5: Support Sustainable Transportation Choices

The Vancouver ODP focuses growth near transit and advances creating complete neighbourhoods where residents are enabled to make most trips by walking, rolling, or transit. The Plan ODP outlines a vision for future transit and greenway network enhancements, consistent with regional plans, and includes a range of policies on creating streets for people, by transforming road space.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

Policy 5.1.14

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	The Urban Structure Strategy directs high density development to neighbourhoods in close proximity to transit, and encourages complete neighbourhoods to enable more trips by active transportation and transit (FG1.4.2, FG1.4.4, FG1.5.2, FG1.5.3, FG1.6.4, FG1.6.7, FG1.7.3, FG1.7.4, FG1.8.3). Part 5 5. Transportation, encourages using land use planning and urban design to enable walking, biking, and transit (5.1.1 to 5.1.5), creating streets for people (5.2.1 to 5.2.9), and supporting rapid transit expansion (5.3.3).
b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Part 5 5. Transportation includes a variety of policies related to reducing demand for personal vehicles, and policy 5.1.5 specifically calls for disincentivizing driving, while planning for those who rely on vehicles to get around (e.g., shared district parking, limiting parking supply). Vancouver's Transportation 2040 plan includes more specific policy and strategies on transportation demand management.
c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	The policies in Part 5 5. Transportation support municipal infrastructure management and enhancement to support transit, multiple-occupancy vehicles, cycling, walking, and rolling, including by orienting streets for people and transit (policies 5.2.1-5.2.9).
d)	support the transition to zero-emission vehicles	Policy 3.1.2 calls for implementing the Climate Emergency Action Plan, including by supporting zero-emission vehicles.
e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10 (Metro 2050)	Map 9: Long-Term Greenway Network includes the Regional Greenway Network. Policy 5.2.4 calls for amplifying and intensifying the greenway network as car-light to car-free corridors for active transportation and recreation providing a high-quality, continuous experience with public spaces, ecological and green infrastructure functions.
f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policy 5.3.5 calls for planning for emerging mobility-related technologies, such as shared mobility, micro-mobility, and self-driving vehicles.

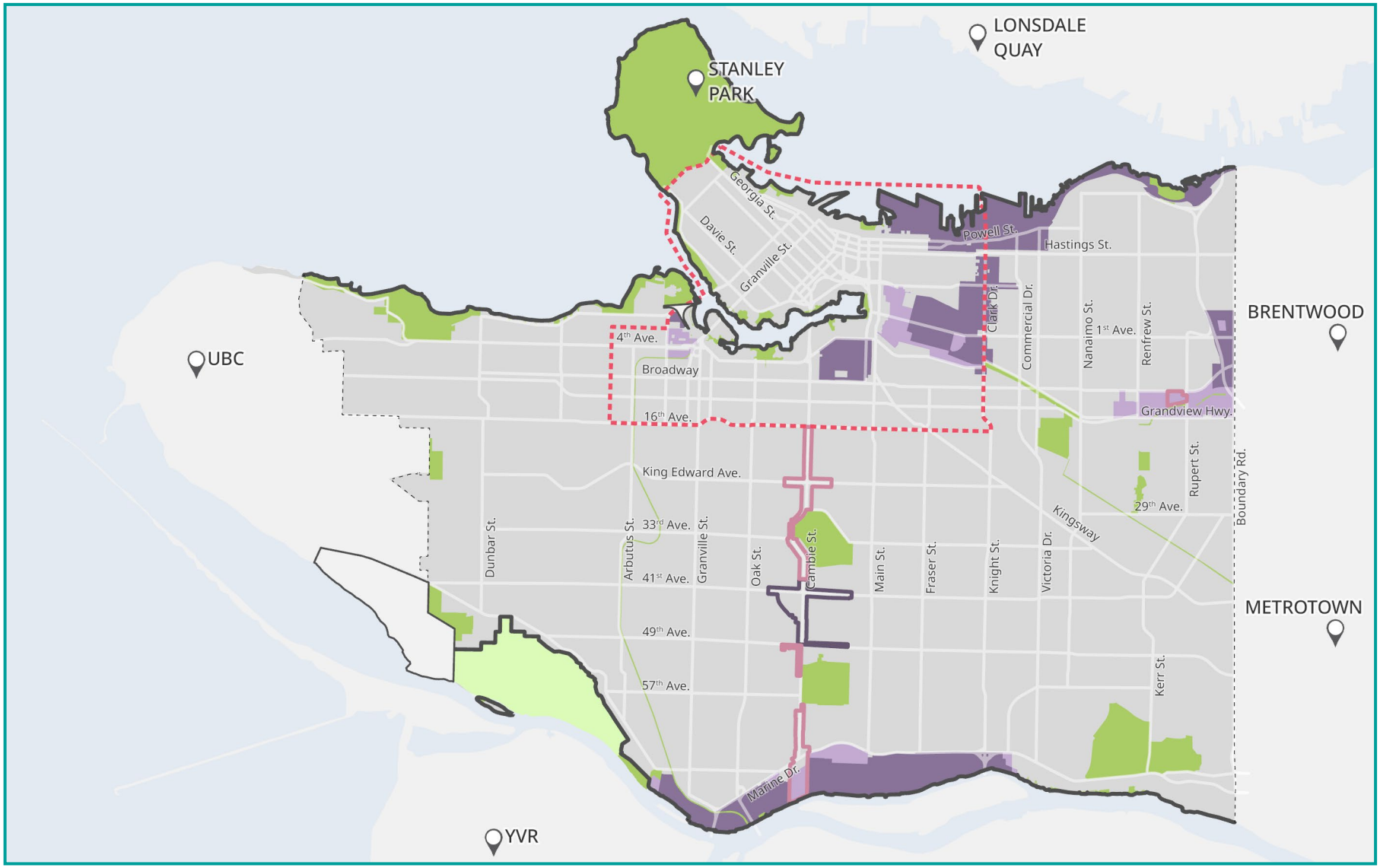
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services

Policy 5.2.6

Section	Policy	Applicable ODP Policies
Adopt Regional Context Statements that:		
a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Map 6: Employment Area Opportunities identifies truck routes and rail corridors.
b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Policies 2.1.5 and 2.2.2 support industrial goods movement. Policies in the Transportation chapter echo this commitment (5.3.4), and support active transportation (5.2.2, 5.2.4, 5.2.5). Policy 5.2.3 calls for reimagining arterials as safe and livable while efficiently moving people and goods, and reducing the impacts of polluting vehicles and optimizing goods movement.
c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Part 5 5. Transportation includes a direction on Future Planning which speaks to planning for emerging technologies (policy 5.3.5) and supporting regional transportation planning (policy 5.3.3).
d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Policies 2.1.5 and 2.2.2 support industrial goods movement. Policies 5.2.3 and 5.3.4 echo this commitment. Policy 2.1.6 calls for working with partners to realize the potential of the Central Waterfront District as a transportation hub and employment area.
e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road	Policy FG1.2.3 in the Urban Structure Strategy calls for allowing more housing and community infrastructure off arterial streets to reduce exposure to harmful noise levels and poor air

		Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	quality. Policy 5.2.3 calls for reimagining arterials as safe and livable while efficiently moving people and goods, and reducing the impacts of polluting vehicles and optimizing goods movement. Policy 12.2.5 and 12.2.6 call for development near rail or in areas exposed to environmental health hazards to incorporate risk mitigation measures, enhanced construction techniques and thoughtful site design to reduce impacts from these hazards.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Policies 2.1.5, 2.2.2 and 5.3.4 support sustainable industrial goods movement. Policies 5.2.2 and 5.2.5 support active transportation improvements that take into consideration the local economy and planning for deliveries.

Map A1: Regional land use designations and overlays



Regional Designations

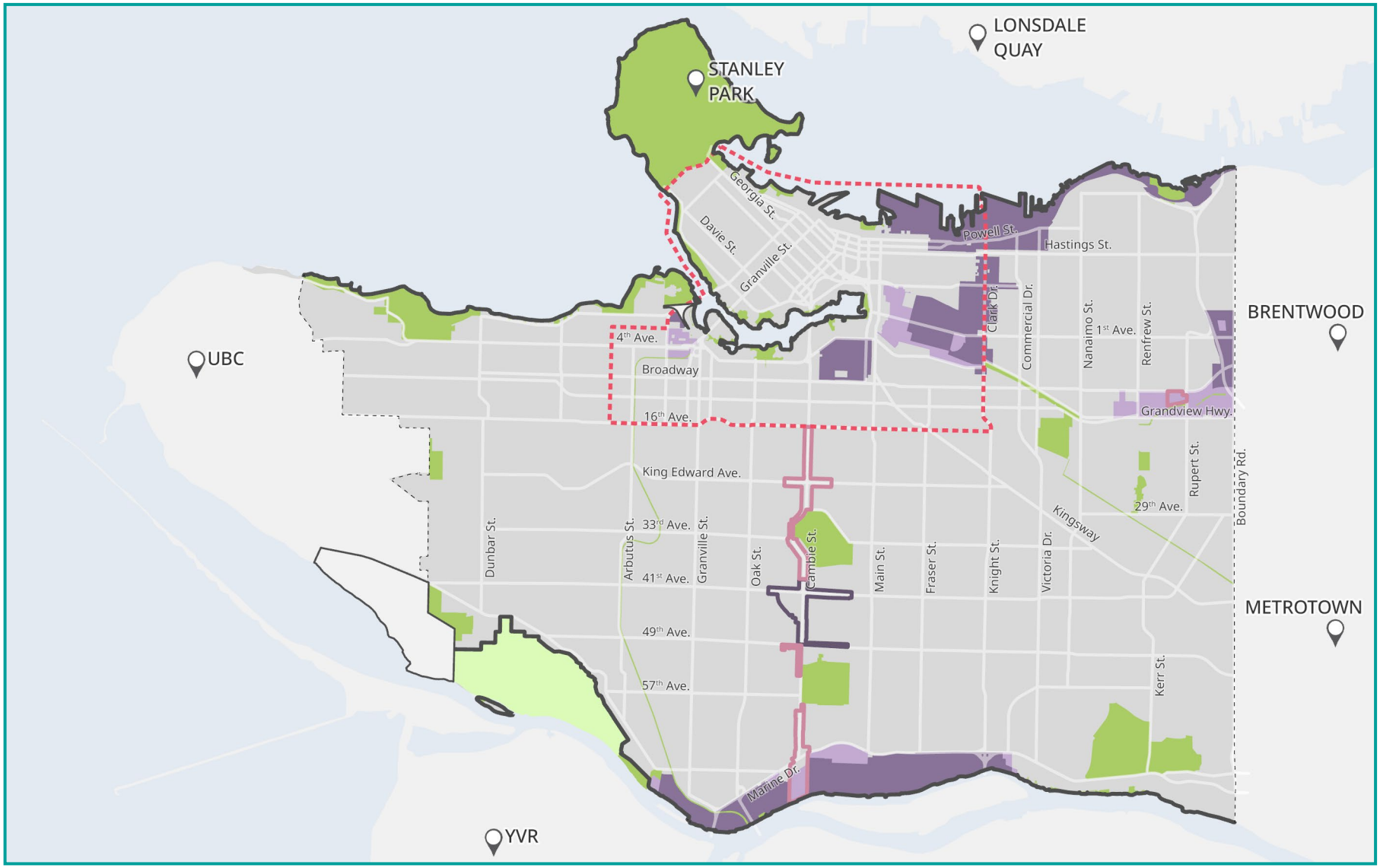
- General Urban
- Industrial
- Employment
- Conservation and Recreation
- Agricultural

- Urban Containment Boundary
- Municipal Boundary

- Metro Core
- Municipal Town Centre
- Frequent Transit Development Area (FTDA)

APPENDIX B:
ADDITIONAL MAPS

Map B1: Regional land use designations and overlays



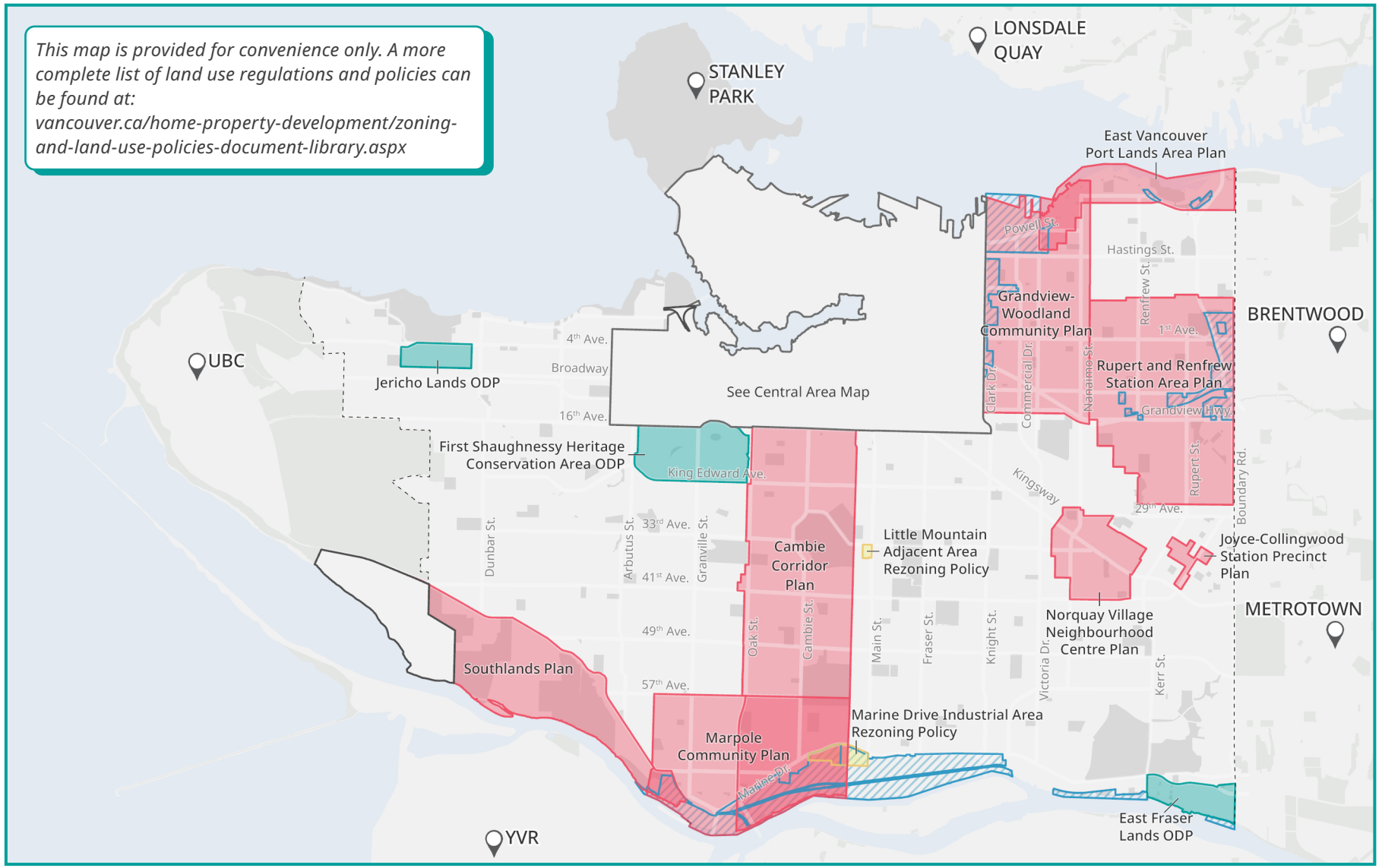
Regional Designations

- General Urban
- Industrial
- Employment
- Conservation and Recreation
- Agricultural

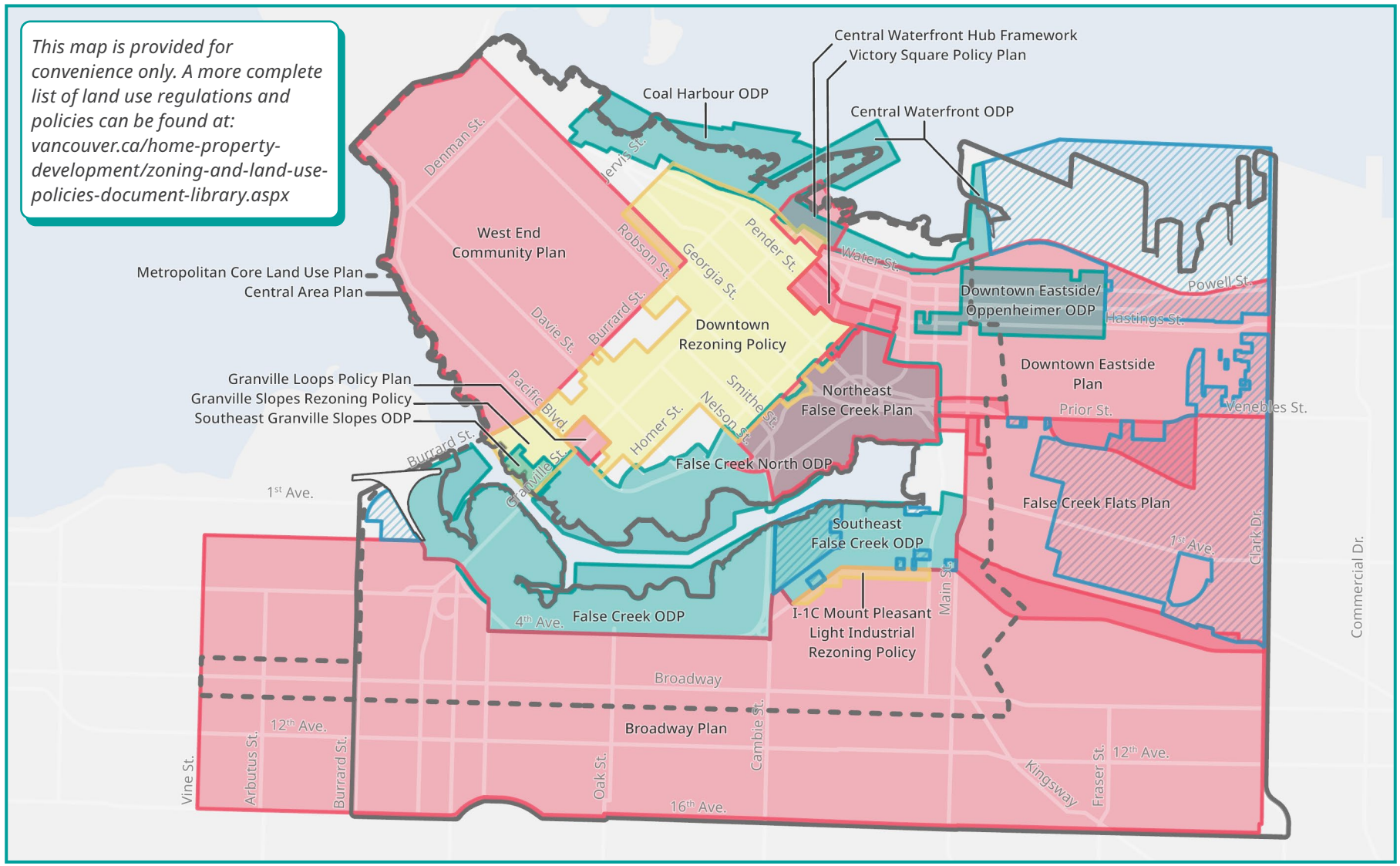
- Urban Containment Boundary
- Municipal Boundary

- Metro Core
- Municipal Town Centre
- Frequent Transit Development Area (FTDA)

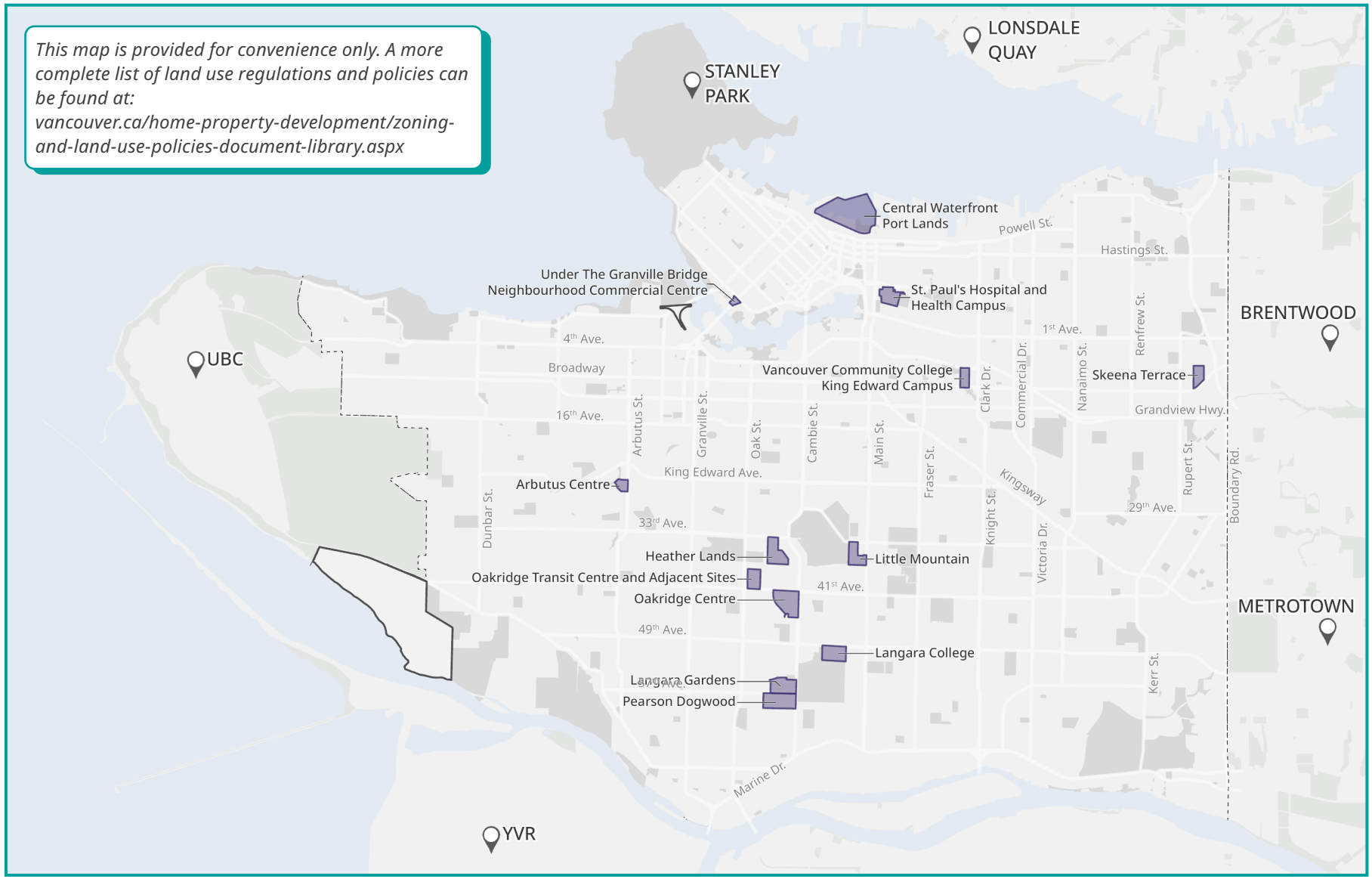
Map B2: Area-specific policies and regulations (city-wide)



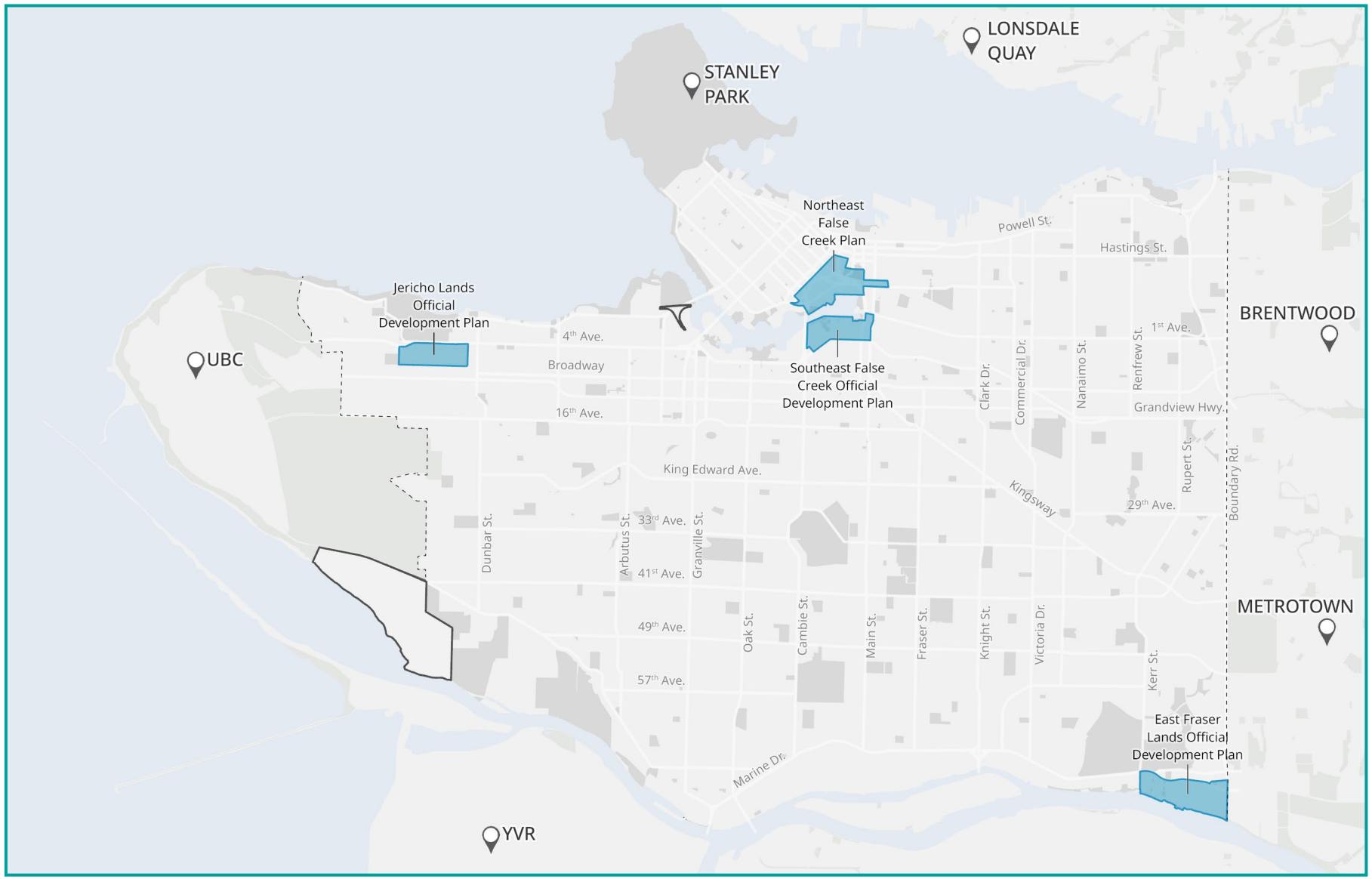
Map B3: Area-specific policies and regulations (central)



Map B4: Area-specific policies and regulations (policy statements)

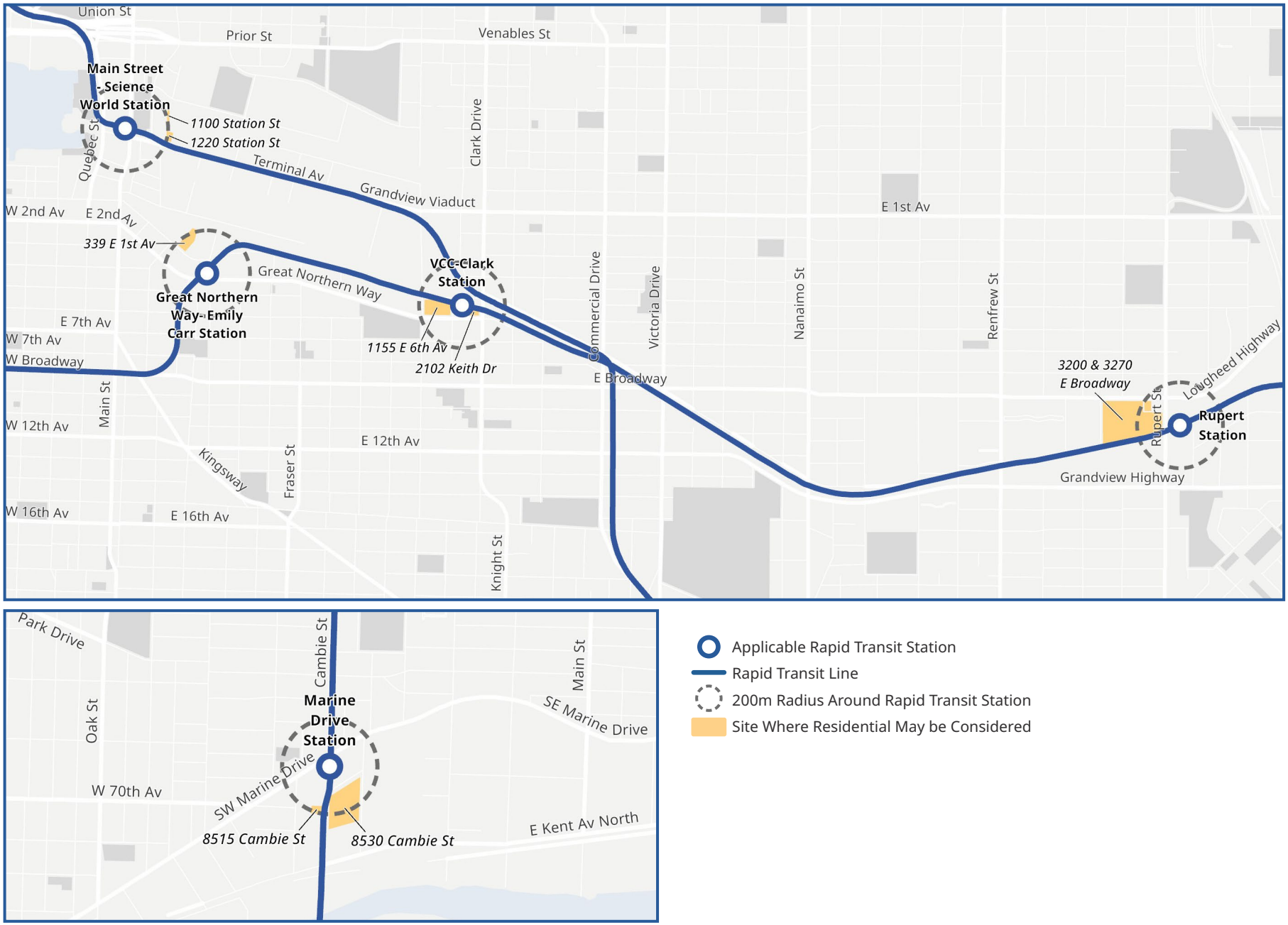


Map B5: In-progress major project sites

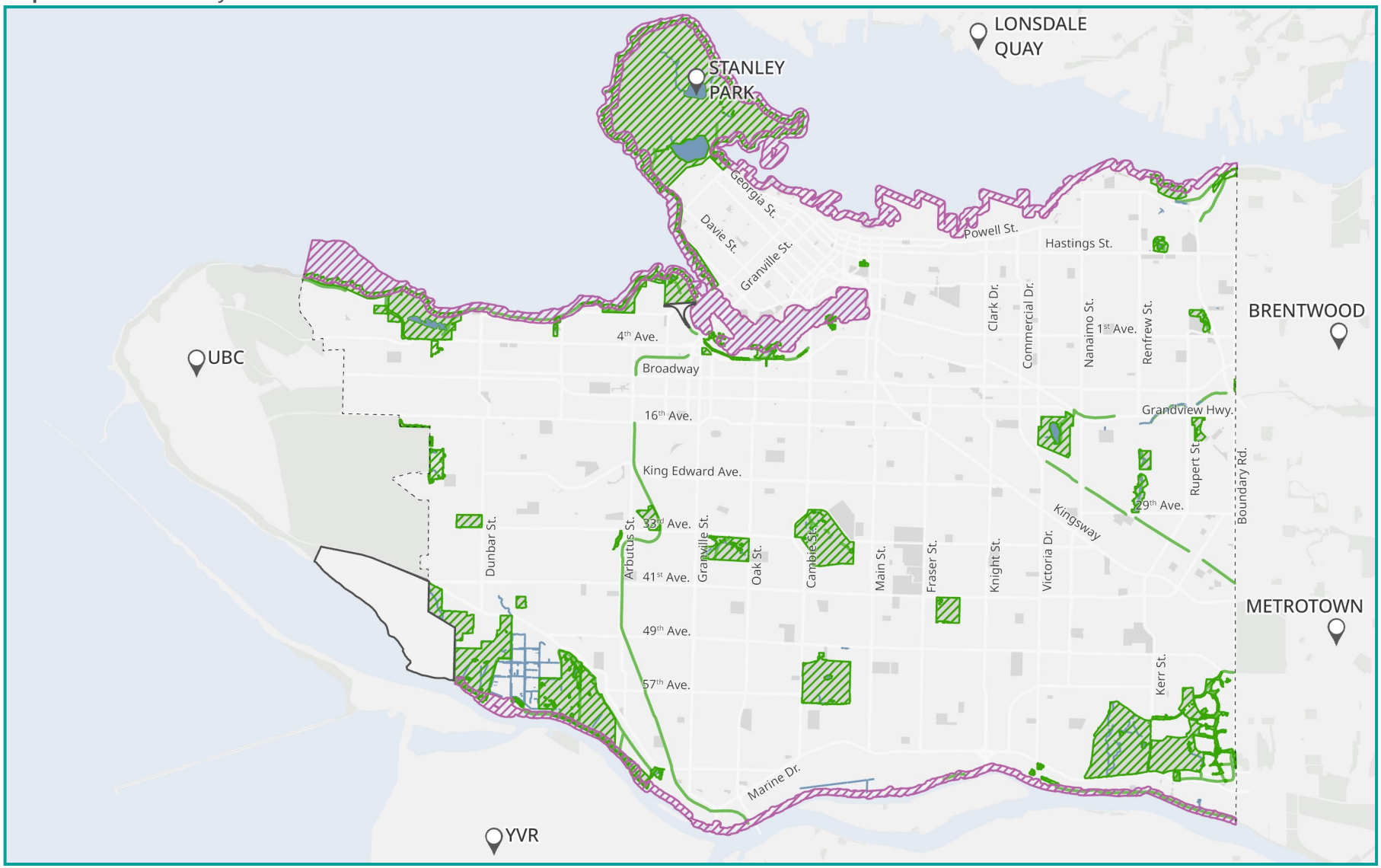


In-Progress Major Project Site

Map B6: Sites where residential may be considered within 200m of a rapid transit station in employment areas



Map B7: Environmentally sensitive areas



GLOSSARY

GLOSSARY

2SLGBTQIA+	Two Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, and Asexual Plus.
Accessible transportation system	A transportation system that can be easily used by people with disabilities or people facing other barriers.
Active cooling	The use of mechanical equipment using electricity as a power source, mainly. The most used in the residential sector are three: fans, evaporative coolers, and heat pumps.
Active travel	Any mode of travel where people are moving themselves, sometimes with the help of a small mobility device, such as walking, rolling, or biking to get around.
Affordable housing	Affordability is a measure of a household's ability to pay for housing – it relates the cost of housing to household income. Housing is considered to be affordable when it comprises 30 per cent or less of a household's total income before taxes.
Amenities	A range of places and facilities such as libraries, recreation centres, parks, plazas, public and non-profit childcare facilities, social and cultural facilities, public art, corner stores, public wifi, and bike share facilities. Amenities make living in the city easier and more enjoyable.
Aquifer	A layer of permeable material below ground where groundwater can be transmitted and stored.
Arts	A wide range of creative endeavors and disciplines, such as visual, literary, or performing arts that express culture and heritage. In Indigenous worldviews, art is not separate from everyday life and work. Stories, agreements, and laws can be carried through songs, dances, carvings, regalia, and weavings.
Assets	A thing or quality that is highly valued or useful. Includes natural assets, neighbourhood assets, cultural assets, heritage assets, etc.
Below-market rental	Rental housing that is more affordable than market rental housing and is delivered by the private market through incentives or inclusionary requirements, such as an increase in density. Below-market rental dwelling units are subject to the affordability, form of tenure, duration, and other enumerated requirements in the Zoning and Development By-law.
Biodiversity	The richness of plant and animal species, including their genetic diversity, the ecosystems they inhabit, and the ecological processes that sustain them.
Blue green network	Park-like streets that manage water and provide ecosystem services.
Business Improvement Area (BIA)	Specially funded business districts, managed by non-profit groups of property owners and business tenants whose goal is to promote and improve their business district.
Carbon footprint	A measure of the exclusive total amount of carbon dioxide emissions that is directly and indirectly caused by an activity or is accumulated over the life stages of a product or person.
Carbon Pollution/ Emissions	The release of carbon dioxide (CO_2) and other greenhouse gases into the atmosphere, primarily from burning fossil fuels, which traps heat and contributes to global warming and climate change.
Car-light or car-free	Spaces, such as plazas or streets, where vehicles are not permitted or are only allowed for a limited time, or where only certain vehicles are allowed (e.g., delivery trucks or local residents).

Circular economy	An economic model that extends the life cycle of products. Throughout this process, waste is eliminated through the reduction, reuse, repair, and recycling of materials to limit inefficiencies and close gaps within the system. It aims to effectively design out waste.
City-facilitated childcare	Any childcare that the City has an ownership stake in, required as a condition of development, or contributed capital funds towards.
Climate change adaptation	The process of adjusting to current or expected climate change and its effects.
Climate change mitigation	Responding to climate change by reducing greenhouse gas emissions.
Colonization	A process by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land for the purpose of building wealth. This process used force to intimidate, manipulate, and physically remove Indigenous peoples from their land and extinguish their cultures.
Combined sewer/ Combined sewer overflow	A system in which rainwater and sanitary sewage water is collected in the same sewer. Combined sewer overflow describes an event when the sewer is over capacity and releases a mixture of rainwater and sewage into receiving waters.
Commercial tenant	Person or organization who leases non-residential space and does not live in that space. The term commercial refers to the space and not the activities of the tenant. The commercial tenant can be a business, a not-for-profit, a social enterprise, a community organization, or a government organization, etc. A residential tenant is someone renting a space to live in it.
Community Centre Association (CCA)	Community-based society incorporated under the Societies Act. Plays an important role in contributing to the success of the community centre network, including by delivering programming and services.
Community-serving spaces	Facilities, space, or land that support the delivery of no- or low-cost community programs that foster well-being and resilience, and promote a sense of belonging, including but not limited to social service programs, public and non-profit childcare, food programs, non-profit administration, arts, cultural, and recreational uses. These spaces are owned and/or operated by public, private, non-profit, or community operators in a variety of program models.
Complete neighbourhoods	Neighbourhoods that include all of the resources to meet most residents' daily needs – shops, restaurants, flexible work spaces, internet, community services, housing, transit, schools, parks, and other features. These highly walkable neighbourhoods support better livability – they have less reliance on cars, support better physical health, and provide a range of housing options for a diverse mix of people. These neighbourhoods also provide more opportunities for social interaction as people meet and connect on the street, at their favourite coffee shop, local playground, and during everyday activities like walking to get groceries.
Cultural Redress Areas	Ethno-cultural Community Areas where the City has issued recognition or formal apology with strategic, financial, and/or policy commitments to recognize and address historic and contemporary forms of legislative and municipal discrimination, erasure, and displacement. As of 2022, these areas include Chinatown, Hogan's Alley, Punjabi Market, and Paueru-gai.
Culture	A set of shared attitudes, values, and practices that define people and places, reflecting the lands, waters, heritages, and histories of the place. Culture includes artistic and creative activity, and the goods and services produced by it.
Daily needs	Resources that people typically need access to more than once a week. Examples include shops, restaurants, work spaces, internet, community services, housing, transit, schools, and parks.
Decolonization	The process of surfacing the colonial assumptions, narratives, and beliefs that individuals hold and that are embedded in the City's ways of operating, and beginning to dismantle and reshape these structures.

Drainage system	A system of gutters, pipes, drains, catch basins, and green rainwater infrastructure that together manage urban rainwater runoff.
Ecological corridor	Ecological corridors provide landscaped connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through ESAs.
Ecological network	The interconnected system of natural spaces across the city, composed of both terrestrial and marine areas. The envisioned ecological network is composed of significant ecological attributes within environmentally sensitive areas, and ecological corridors to connect them.
Ecosystem services	The benefits living things obtain from ecosystems. These include food and water, flood and disease control, spiritual and recreational benefits, and supporting services that maintain the conditions for life on Earth.
Empty Homes Tax	An annual tax on the assessed property value of empty or under-utilized properties in the city of Vancouver. The goal of the Empty Homes Tax is to incentivize the rental of residential properties in order to increase the city's housing supply.
Environmentally Sensitive Areas	Lands that have ecological attributes worthy of special care to preserve their natural state and function, and include terrestrial, aquatic, and foreshore areas and watercourses.
Equity-denied groups	Groups who have been excluded from the design of current societal, governmental and legal systems, and who face marginalization and discrimination as a result of that exclusion. These groups are some of the most underserved in our community because of these systemic barriers and include: people who identify as Indigenous, Black people and people of African descent; people of colour and racialized people; people with disabilities and chronic illnesses; people who live with mental health challenges; deaf and hard of hearing people; 2S/LGBTQQIA+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors. Also referred to in the Plan as equity-denied communities.
Ethno-cultural Community Areas	Areas where there is a concentration of cultural heritage assets, services, and/or businesses for or from specific racialized ethnic communities (e.g., Black and African descent communities, Punjabi, Chinese, or Vietnamese) or white ethnic communities (e.g., Greek, Italian, or Ukrainian).
Fossil Fuels	These include coal, oil, and methane or natural gas, which were formed over millions of years from decomposing plants and animals. When burned as fuels, they emit carbon dioxide. Burning fossil fuels is the main cause of the global warming and climate change happening now.
Green Rainwater Infrastructure (GRI)	Rainwater infrastructure that uses soils, plants, trees, and built structures such as blue green roofs, swales, rainwater tree trenches, and rain gardens to capture, store, and clean rainwater before being absorbed in the ground or returning it to our waterways and atmosphere. GRI can also include the harvest and reuse of rainwater.
Greenhouse gases (GHGs)	Gases such as carbon dioxide and methane that trap heat in the Earth's atmosphere.
Greenway	High-quality active transportation, recreation, and public space corridors that support walking, biking, and rolling for people of all ages, abilities, and identities. Greenways form a city-wide network across neighbourhoods and provide access to key destinations such as parks, schools, and community spaces.
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.

Habitat	The area or type of environment in which a species of plant or animal lives such as a woodpecker in a forested habitat or tidepool fish in an intertidal marine habitat.
Heritage/Cultural heritage	Tangible heritage (physical artifacts like buildings, monuments, and collections of objects; or preserving and restoring buildings and monuments) and intangible or living heritage (such as oral traditions, performing arts, rituals, celebrations, and practices that express culture inherited from ancestors and passed on to descendants).
Heritage District	A place comprising a group of buildings, structures, landscapes, and/or archeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community.
Housing co-op	An organization incorporated under the Cooperatives Association Act that provides housing to its members. Most housing co-ops in Vancouver are non-profit co-ops. These non-profit co-ops are included under the definition of social housing.
IBPOC	IBPOC is a contemporary term that refers to Indigenous, Black and People of Colour.
Indigenous Rightsholders	Aboriginal rights are rights held by Indigenous peoples, not by virtue of Crown grant, legislation, or treaty, but as inherent rights by reason of the fact of Indigenous Peoples' pre-existing occupation, stewardship, and self-government over lands now making up Canada. These rights are recognized in Section 35 of the Canadian Constitution. In Vancouver we acknowledge Musqueam, Squamish, and Tsleil-Waututh as the local Nations in these territories and follow a distinctions-based approach to engagement. As such we respect and engage with Indigenous Peoples according to their unique rights, governance systems, and self-determined priorities.
Infiltration	The ground's ability to allow water movement into and through the soil. For example, by absorbing and holding water to support plant life.
Inter-jurisdictional	Areas overseen by two or more governmental bodies. For example, Still Creek in an inter-jurisdictional watershed system as it spreads between the city of Vancouver and the city of Burnaby.
Intersectionality	A framework that explores how different forms of systemic oppression like racism, classism, and sexism intersect and create compounding, negative effects.
Land-based cultural practices	An Indigenous worldview that recognizes the deep physical, mental, emotional, and spiritual connection that people, knowledge, and values have to the land and the environment. It recognizes that every place has its own unique environmental conditions that need to be respected and considered holistically in every land management decision.
Last mile delivery/logistics	Last leg of a journey comprising the movement of goods to a final destination (e.g., delivering packages to residential homes or businesses).
Livability	How well a place is able to meet the needs of those living there and support quality of life, both in the short and long term.

Sunset Park bike path (Source: Shannon Mendes)

Restored Vancouver Salt Company building in Southeast False Creek (Source: City of Vancouver)

Livelihoods spectrum/ continuum	The diverse range of income-generating and employment opportunities residents engage in to create their livelihoods, rather than taking a view of the economy that focuses only on 'traditional' forms of employment and entrepreneurship.
Living wage	Hourly rate required for two working adults to meet the basic needs of a family of four based on the regional cost of living (calculated annually by the Living Wage for Families Campaign). Includes direct wages and the value of non-mandatory benefits, such as paid sick leave and extended health benefits.
Major office	Employment use which typically occurs in large free-standing office buildings of 20,000 sq. ft. or greater. Businesses in this category often seek a central location with access to transit infrastructure and various other amenities, and are typically distributed amongst a few major concentrations in the region (e.g., the Central Business District).
Minor office	Minor office is anything smaller than major office (i.e., office space less than 20,000 sq. ft.). See definition for major office for comparison.
Market rental	Purpose-built rental housing or secondary rental housing (such as a basement suite or rented condo), rented in the private market at market rents.
Micromobility	Small, light devices that typically move a single person (or an adult and 1-2 children). They include bikes, e-bikes, trikes, skateboards, cargo bikes, e-scooters, hoverboards, electric skateboards, and many other devices. Devices like wheelchairs, mobility scooters, or walkers may be included, but these are often considered mobility aids as they are usually required by their users.
Missing Middle housing	Housing forms such as townhouses, multiplexes, and low-rise apartments up to 6-storeys. This form of housing increases housing choice, including ownership and rental options.
Mixed-use	Two or more types of activities in one place, such as housing, shops, offices, childcare, or cultural venues. The term mixed-use can be applied to a single building (for example an apartment building with a shop on the ground floor) or to larger areas (such as a mixed-use block with different activities located next to each other).
Multi-family housing	A residential building containing three or more dwelling units.
Multiplex	A small scale townhouse project on a single lot. Multiplexes allow more people to live on a single lot. Because the cost of the land is shared over more homes and the units are smaller, they cost less and are a more sustainable alternative to single-detached homes or duplexes.
Natural area	Large and small patches of the urban landscape which support nature such as forests, wetlands, and shorelines, but also including green roofs, constructed wetlands, and rain gardens.
Naturally Managed Areas	Areas within Vancouver's parks and other city-owned lands that support biodiversity and ecological connectivity with minimal maintenance. These spaces contain a high proportion of native plants, provide wildlife habitat, and may be in various stages of natural recovery. While less intensively managed than landscaped areas, they require active stewardship, including invasive species removal and habitat restoration to enhance ecological function in an urban setting.
Nature-based solutions	Design solutions that are inspired and supported by nature, which are cost-effective and simultaneously provide environmental, social, and economic benefits, and help build resilience.
Non-profit organization (NPO)	The term 'non-profit organization' (NPO) is used to distinguish this business sector from the 'for-profit' business sector. NPOs may have paid staff and engage in activities that result in income or profit, but by definition, they cannot pass those profits on to directors or members of the organization.

One Water	A planning approach adopted by the City, which values all forms of water, considers the entire urban water cycle, and integrates all aspects of water management and infrastructure with nature.
Parks	In Vancouver, this includes all areas that are designated as permanent, temporary or care, custody and management parks that are under the jurisdiction of the Vancouver Board of Parks and Recreation. In the future they may also include park lands within the city that are operated by or co-managed with the Musqueam, Squamish, and Tsleil-Waututh Nations.
Passive cooling	Any technologies or design features adopted to reduce the temperature of buildings without the need for power consumption.
Pollinators	Species such as bees and butterflies, which pollinate our plants, crops, fruit trees, and more.
Public realm	Public realm has a broader meaning than "public space", as it also includes privately owned public spaces, and the building façades, storefronts, displays, and patios that shape the experience of public spaces. It also incorporates streetscape elements such as street furniture, lighting, public art, and distinctive sidewalk treatments - or anything that can be seen and experienced at a pedestrian eye level. The sum of these parts contributes to the public realm and the overall experience and attractiveness of a public space.
Public right-of-way	Roads, streets, lanes, boulevards, and sidewalks that are managed and/or owned by a government.
Public space	For the purpose of the Official Development Plan, public spaces are defined separately from parks, which are addressed independently. In this context, public spaces are all places publicly owned or in public use, accessible and enjoyable by all, including plazas, parklets, streets, sidewalks, laneways, pathways, and the seawall. To a limited extent, government buildings which are open to the public, such as public libraries, are public spaces, although they tend to have restricted areas and greater limits upon use.
Public utilities	In the context of the Official Development Plan, public utilities refer to essential, fundamental services and infrastructure provided to the community and to support growth. These include: • Water supply (drinking, washing, fire protection) • Sewage and drainage, flood protection • Waste management & resource recovery • Streets, transportation, and mobility • Energy (electricity, steam, hot water, natural gas) • Telecommunications Transportation policies are detailed in Part 5 5. Transportation. Policies concerning the remaining utilities are detailed in Part 5 10. Utilities.
Purpose-built rental	Multi-family housing built with the intent to be rented in the private market. Includes rental housing secured by legal agreement. See secured rental housing.
Rail facility	Land and/or infrastructure used for rail operations, limited to heavy rail, including rail lines, rail sidings, train stations, inter-modal facilities, rail yards, and associated uses, including designated lands for future rail facilities.
Rainwater	Rainfall and other natural precipitation.
Rainwater management	Focuses on how we manage urban rainwater runoff in the environment through a combination of land use, surface, and sub-surface green rainwater infrastructure (GRI) and traditional pipe and other grey infrastructure solutions.
Rainwater runoff	Water in the form of rain or melted snow that flows across the ground surface, often collecting pollutants as it moves.
Rapid transit	High capacity, fast, and frequent transit that takes priority over general traffic. Existing and proposed rapid transit routes include the Expo, Canada, and Millennium lines; Hastings, Broadway, 41st Avenue, and 49th Avenue.
Receiving waters	Larger bodies of water at the bottom of a watershed into which smaller waterbodies flow. Local receiving waters include Burrard Inlet, the Fraser River, False Creek, English Bay, and the Salish Sea.
Reconciliation	Building respectful relationships between Indigenous and non-Indigenous people. This includes recognition of Indigenous rights and titles, as well as restitution and redress for colonial harms.
Redress	To repair the harms of systemic exclusion and discrimination or historic wrong.
Resilience	The ability of individuals, communities, organizations, businesses, and systems within a city to survive, adapt, and thrive in the face of shocks (acute disruptions like earthquakes or heat waves) and address stresses (chronic issues like affordability and social isolation).
Restorative natural area	A natural or naturalized area that is, as much as possible, removed from road noise, traffic, and other interventions. It is relatively quiet and contains natural elements like native plants and water features.
Rolling	A mode of transportation other than biking or walking, which includes mobility aids like wheelchairs, walkers, or strollers, and other types of newer mobility devices such as e-scooters.
Secured rental housing	Housing units that can only be used as rental housing. This is guaranteed with a legally binding covenant or housing agreement registered on title, which restricts the use to rental housing for 60 years or the life of the building (whichever is longer), or for another term agreed upon by the City and the owner.
Self-Determination	The right and ability for Indigenous communities and Nations to freely pursue their political, social, economic, and cultural paths into the future.
Sequester	Capture and store carbon dioxide from the atmosphere through mechanical, chemical, or biological means.
Shared district parking	Parking that is provided in a single location for a block, neighbourhood, or commercial area, rather than parking provided specifically to support a particular building or land use.
Shared mobility	Transportation vehicles and services shared by members, for example bike share (e.g., Mobi) or car share (e.g., EVO or Modo) services.
Single-detached house	A free-standing residential building that may or may not contain a suite.
Social housing	Rental housing in which: at least 30 percent of the dwelling units are occupied by households with incomes below housing income limits, as set out in the "Housing Income Limits" table published by BC Housing; it is owned by a non-profit corporation, a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and it is secured by a housing agreement or other legal commitment. (As defined in City of Vancouver Zoning and Development By-law). Within this plan, social housing is used as a general term that also includes supportive housing and non-profit co-op housing; these types of housing also meet the definition of social housing as per the Zoning and Development By-law.
Special Market Area	Commercial area of particular importance to an ethno-cultural community (e.g., Punjabi Market). See also 'Ethno-cultural Community Areas'.

Statement of Cultural Significance	A statement that outlines the key aspects of a place and why it is culturally significant, extending beyond the physical characteristics.
Supportive housing	Social housing with supports that help individuals maintain housing stability. Supports help tenants stabilize their lives, enhance their independent living skills, and reconnect with their communities. Some services are provided by on-site staff and some services are delivered through outreach programs.
Sustainable travel	Walking, biking, rolling, taking transit, and sometimes, using a low or zero-emission vehicle.
Systemic barriers	Policies, practices, or procedures that result in some people receiving unequal access or exclusion.
Terra firma	Land that is free from physical and legal underground, at-grade, and above-grade encumbrances.
Transportation hub	A location where several modes of transportation are available for users. For example, a SkyTrain station adjacent to a bus stop and a bike share station.
Unceded	The word 'unceded' means 'taken without consent' and refers to a process (of colonization) by which settlers from Western Europe sought to replace Indigenous laws and take Indigenous land.
Urban Heat Island Effect	Elevated temperatures in urban areas where the land surface has been altered through the development of buildings, roads, and other infrastructure. Minimized airflow, limited greenspace and tree canopy, more impervious surfaces and structures, and human created heat sources lead to elevated temperatures.
Walkability	A measure of how walkable and pedestrian-friendly an area is.
Water cycle	The continuous movement of water above and below the earth. 'Urban water cycle' refers to the way water continuously moves through the stages of the water cycle in cities.
Water-adaptive spaces	Spaces designed to more efficiently manage water. For example, by allowing water to permeate through the surface and into the soil to support surrounding plant life and groundwater recharge.
Watershed	A distinct hydrologically-defined geographic area where all waterways (such as creeks and streams) and overland flowing rainwater drain to a common receiving water body.
Whole systems	An approach to understanding how things are related and how they influence and interact with one another to create a full system.

Art by Indigenous youth, 63rd Avenue at Yukon Street green rainwater infrastructure plaza (Source: Shannon Mendes)

CITY OF VANCOUVER | Vancouver Official Development Plan

vancouver.ca/odp

EXPLANATION

A By-law to repeal the
Regional Context Statement Official Development Plan
By-law No. 10789

After a Public Hearing held on March 10 and March 11, 2026, Council resolved to repeal the Regional Context Statement Official Development Plan. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

BY-LAW NO. _____

A By-law to repeal the
Regional Context Statement Official Development Plan
By-law No. 10789

WHEREAS:

Council has adopted an updated Regional Context Statement as part of the Vancouver Official Development Plan.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law repeals the Regional Context Statement Official Development Plan, as amended, that was originally adopted by By-law No. 10789.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk

EXPLANATION

A By-law to repeal the
Greenhouse Gas Emission Reduction Official Development Plan
By-law No. 10041

After a Public Hearing held on March 10 and March 11, 2026, Council resolved to repeal the Greenhouse Gas Emission Reduction Official Development Plan. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 31, 2026

BY-LAW NO. _____

A By-law to repeal the
Greenhouse Gas Emission Reduction Official Development Plan
By-law No. 10041

WHEREAS:

Council has adopted the Vancouver Official Development Plan, which includes greenhouse gas emission reduction targets, policies and actions, as required by Section 562.04(3) of the *Vancouver Charter*.

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law repeals the Greenhouse Gas Emission Reduction Official Development, as amended, that was originally adopted by By-law No. 10041.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

_____
Mayor

_____
City Clerk