



COUNCIL REPORT

Report Date: March 10, 2026
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Meeting Date: March 31, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Required Consultation for In-stream Rezoning Applications Amending the Vancouver Official Development Plan

Recommendation

THAT Council,

- i. regarding proposed amendments to the Vancouver Official Development Plan for the in-stream rezoning applications by address listed in Appendix A,
- ii. and having considered whether the opportunities for consultation with certain persons, organizations and authorities listed in Appendix B should be early and ongoing, and being aware of its obligation to provide at least one opportunity for consultation,

directs staff to consult with persons, organizations and authorities it considers will be affected, as detailed in Appendix A.

Purpose and Executive Summary

This report seeks Council's direction for consultation on amendments to the Vancouver Official Development Plan (Vancouver ODP) for in-stream rezoning applications submitted prior to enactment of the ODP. Having considered the legislative requirements for consultation and the scale and location of the proposed amendments, staff recommend consultation as shown in Appendix A. All projects listed are recommended to be the subject of consultation with Local First Nations and Boards of Education with select projects also being the subject of consultation with the Metro Vancouver Regional District and the Provincial Government and their agencies.

Should Council support the recommendation, staff will initiate consultation, continue review of the rezoning and ODP amendment applications, and bring forward the associated referral reports for Council's consideration at future public hearings.

Council Authority/Previous Decisions

In March 2026, Council adopted the Vancouver ODP. The Vancouver ODP provides Generalized Land Use (GLU) designations for all lands in the city, providing permissible main and complementary uses and in some cases maximum heights.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

In April 2024, the Provincial government enacted new legislation (the Vancouver Charter Amendment Act (No. 2), 2024 – “Bill 18”) to amend the Vancouver Charter, in part, to establish requirements for a city-wide ODP. The new legislation sets out the consultation requirements for an official development plan.

Section 562.08 of the Vancouver Charter establishes that during the process leading to an ODP amendment, Council must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Council must consider whether consultation is required with the following:

- a. the Metro Vancouver Regional District;
- b. the council of any municipality that is adjacent to the area covered by the plan;
- c. First Nations;
- d. boards of education and greater boards;
- e. the Provincial and federal governments and their agencies

Section 562.1 of the Vancouver Charter also requires Council to consult with boards of education at the time of development or amendment of an ODP.

Section 563(2) of the Vancouver Charter establishes that Council shall not authorize, permit, or undertake any development contrary to or at variance with the ODP. The GLU designations are used as the basis for assessing whether rezoning applications are consistent with the Vancouver ODP. Rezoning applications that propose heights or uses that are inconsistent with the GLU would require an amendment to the Vancouver ODP.

Discussion

Some in-stream rezoning applications are proposing building heights or uses that are inconsistent with their current GLU designation in the Vancouver ODP. Many of these applications were received prior to release of the draft Vancouver ODP. Should Council approve these applications, amendments to the Vancouver ODP would be needed to align the proposed developments with an appropriate GLU designation.

This report aims to minimize processing delays and allow sufficient time for consultation for in-stream rezoning applications scheduled for Council decision in July and early 2027. Staff recommend consultation with the public, Metro Vancouver Regional District, Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, Ministry of Transportation and

Infrastructure, and TransLink as outlined in Appendix A. In addition, under section 562.1 of the Vancouver Charter, consultation with the Vancouver School Board (VSB) and Conseil scolaire francophone (CSF) is required. Council may recommend expanding this list of consulted groups as appropriate. Refer to Appendix B for the full list of organizations and authorities that may be consulted. These consulted groups are in addition to standard consultation practices described in Part 6.2 of the [Development Approval Procedure By-law](#).

Staff will be preparing a second consultation Council report targeting July 2026 for additional in-stream rezoning applications that are targeting Council decision in early 2027.

Future Approach

In the future, new rezoning applications requiring a Vancouver ODP amendment will complete consultation concurrently with the rezoning application. These consultation reports will be brought forward to Council early in the rezoning process to ensure this required legislative step is completed without delaying application processing.

In most cases, both the rezoning and the Vancouver ODP amendment will be brought to a public hearing for decision at the same time. The summary of feedback from all consulted groups will be included within the rezoning referral report.

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

If Council approves the recommendations in this report, Council will fulfil its legal obligations regarding consultation under sections 562.08 and 562.1 of the Vancouver Charter.

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APPENDIX A
IN-STREAM REZONING APPLICATIONS AMENDING
VANCOUVER OFFICIAL DEVELOPMENT PLAN

Address	Current GLU Designation	Proposed GLU Designation	Nature of Inconsistency	Consultation				
				VSB & CSF	Local Nations	Metro Van	Trans Link	Province
809 W 41st Ave	Mixed-Use - Low-Rise	Mixed-Use - High-Rise 2	Height	✓	✓			
950 W 41st Ave	Mixed-Use - High-Rise 1	Mixed-Use - High-Rise 2	Height	✓	✓			
6333-6369 Yukon St	Residential - Mid-Rise	Residential - High-Rise 1	Height (6333 Yukon St only)	✓	✓			
1926-1978 E Broadway	Mixed-Use - Mid-Rise	Mixed-Use - High-Rise 2	Height	✓	✓			
2516 Commercial Dr & 1704 E Broadway	Business District	Mixed-Use - High-Rise 2	Use	✓	✓			
2396-2400 Kingsway & 2441-2493 E 33rd Ave	Mixed-Use - High-Rise 1	Mixed-Use - High-Rise 2	Height	✓	✓			
1683-1691 E Pender & 485 Commercial Dr	Mixed-Use - Low-Rise Mixed-Use - Mid-Rise	Mixed-Use - High-Rise 1 (both sites)	Height (both sites)	✓	✓			
1745 W 8th Ave	Mixed-Use - High-Rise 1	Mixed-Use - High-Rise 2	Height	✓	✓			
<ul style="list-style-type: none"> • 388 Abbott St • 595 W Georgia St & 620-692 Seymour St • 501 W Georgia St, 501-555 W Georgia St, 619 Richards St & 500 Dunsmuir St 	Mixed-Use - Mid-Rise (388 Abbott St only)	Mixed-Use High-Rise 2 (388 Abbott St only)	Height (388 Abbott St only)	✓	✓		✓	
1940 Main St & 143 E 3rd Ave (Filipino Cultural Centre, Council Motion)	Mixed-Use - High-Rise 1 Industrial and Employment	Mixed-Use High-Rise (both sites)	Height (both sites) Use (143 E 3rd Ave)	✓	✓			
1550 Burrard St and 1655 W 1st Ave (Molson Brewery Site, Council Motion)	Industrial/ Employment	Mixed-Use High-Rise 2	Use	✓	✓	✓	✓	✓

Address	Current GLU Designation	Proposed GLU Designation	Nature of Inconsistency	Consultation				
				VSB & CSF	Local Nations	Metro Van	Trans Link	Province
1105-1109 Granville St	Destination Venue Districts	Mixed-Use High-Rise 2	Use	✓	✓			
6525-6575 Oak Street	Mixed-Use - Mid-Rise	Mixed-Use - High-Rise 1	Height	✓	✓			
906-982 W 18th Ave, 907-975 W 19th Ave & 3403-3415 Laurel St (Balfour Block)	Residential - Low-Rise Parks and Open Spaces	Residential - Low-Rise	Use	✓	✓			
2611 Victoria Dr	Mixed-Use - High-Rise 1	Residential - High-Rise 1	Use	✓	✓			
605-695 SE Marine Dr	Multiplex	Mixed-Use High-Rise 2	Height	✓	✓			

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APPENDIX B PERSONS, ORGANIZATIONS AND AUTHORITIES CONSIDERED AFFECTED

The full list of organizations and authorities listed below was identified by staff through the [Consultation Report](#) as a part of developing the Vancouver Official Development Plan. This list represents groups identified for the broadest outreach, most suitable for 5-year reviews of the ODP. Staff have developed criterion for engaging with specific groups for applicant-initiated rezoning applications as well as city-initiated ODP amendments.

- Metro Vancouver Regional District
- First Nations:
 - Musqueam Indian Band
 - Squamish Nation
 - Tsleil-Waututh Nation
- Councils of adjacent municipalities:
 - City of Richmond
 - City of Burnaby
 - District of West Vancouver
 - City of North Vancouver
 - District of North Vancouver
- Administration of the University Endowment Lands
- Boards of Education and Greater Boards:
 - Vancouver School Board (VSB)
 - Conseil scolaire francophone (CSF)
- The Provincial and federal governments and their agencies:
 - Agricultural Land Commission
 - BC Housing
 - Canada Mortgage and Housing Corporation (CMHC)
 - Housing, Infrastructure and Communities Canada (Formerly Infrastructure Canada)
 - Ministry of Housing and Municipal Affairs
 - Ministry of Indigenous Relations and Reconciliation
 - Ministry of Infrastructure
 - Ministry of Transportation and Transit
 - Transport Canada