

**Refers to Item 1  
Public Hearing of July 14, 2026**

## **YELLOW MEMORANDUM**

June 30, 2026

**TO:** Mayor and Council

**CC:** City Leadership Team  
Donny van Dyk, City Manager  
Jason Twa, City Clerk  
Mellisa Morphy, Deputy Chief of Staff, Mayor's Office  
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability

**FROM:** Karis Hiebert  
Assistant Director, Community Planning, Urban Design and Sustainability

**SUBJECT:** Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments – Amendments to Referral Report

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On June 2, 2026, Council referred the proposed policy revisions and by-law amendments contained in a Referral Report entitled "Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments" to a Public Hearing.

Since the time of referral, staff have identified changes that are needed to: (1) correct an omission in Recommendation C (ii) of the referral report; (2) amend Appendix B to add an additional policy and correct minor errors; (3) amend Appendix C to correct an error that incorrectly describes the existing zoning on one map; and (4) amend Appendix H with updates to the mapping and text for accuracy and clarification of policy.

Appendix B, C and H have been replaced to reflect the changes outlined below. The previous versions of Appendix B and H will be available on the Public Hearing Agenda page.

1. Correction to Recommendation C (ii) of the Referral Report

Following referral, staff identified an unintended omission in Recommendation C (ii) of the referral report.

The referral report proposes City-initiated rezoning of parcels in the low-rise mixed-use areas of the Rupert and Renfrew Station Area Plan. Five of these parcels are currently zoned C-1, and this district was not listed in the existing zones to be rezoned in Recommendation C (ii). The referral report has been updated to correct this, as shown in red below.

C. THAT subject to the approval of recommendations A and B, Council approve, in principle, the application to amend the Zoning and Development By-law, generally in accordance with Appendix C, as follows:

- ...
- ii. rezone certain parcels from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11, ~~and~~ RM-12 ~~and~~ C-1 to R3-1, R3-4, C-2D and C-2E districts

Maps in Appendix C correctly identified these parcels as being within the C-1 zone, so no additional changes are required.

## 2. Amendments to Appendix B

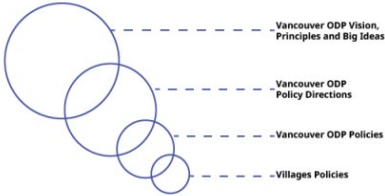
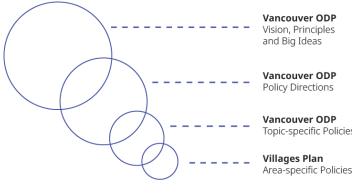
After the referral, staff identified changes required to Appendix B: Villages Plan. These changes are largely editorial in nature and include minor grammatical corrections, numbering updates, mapping refinements, and other edits to improve clarity and precision.

Refer to Table 1 below for the detailed summary of the proposed updates to Appendix B. Text change or additions are shown in red, and deletions are in red with strikethrough.

*Table 1: Summary of proposed changes to Appendix B*

Section #	Page #	Referral Report (June 2 <sup>nd</sup> )	Update
Front Cover		Villages Plan cover	Updated cover Image
UNDRIP Cultural Presence	9	References: <i>See policy 3.5.2.3 in Section 3.5.2: Arts and Culture Policies.</i>	Update references to: <i>See policy 3.5.2.3 in Section 3.5.2: Villages Arts and Culture Policies.</i>
1.5.2	27	Map 1.5 Overlap between Villages and provincial Transit-Oriented Areas  Legend: <i>Tier 1 – up to 20 storeys</i> <i>Tier 2 – up to 12 storeys</i>	Amend text to:  Legend: <i>Tier 1 (200 m) – up to 20 storeys</i> <i>Tier 2 (400 m) – up to 12 storeys</i> <i>Tier 3 (800 m) – up to 8 storeys</i>

		<i>Tier 3 – up to 8 storeys</i>	
1.6.2 Engagement Strategy	29	Figure 1.5 Engagement Overview  <i>4 Virtual Open Houses – 191 Participants</i>	Amend text to:  <b>6 Virtual Sessions – 245 Participants</b>  To reflect the latest engagement phase
2.2.2 Privately-initiated Rezoning	41	<i>Sites currently zoned C-1 or CD-1 are eligible to rezone to a standardized district as follows:</i>  <b>Unique Sites:</b> <b>Social housing:</b> <b>Site-specific opportunities:</b> <b>Flanking sites in mixed-use areas:</b> » <i>Assembly of...</i> » <i>Proposed height...</i> » <i>Permitted uses...</i> » <i>Sites on the west...</i> » <i>Non-residential uses...</i> » <i>Active frontages...</i> <b>Small-scale neighbourhood retail spaces:</b> » <i>Explore the heritage...</i> » <i>Height and density...</i> » <i>Permitted uses...</i> » <i>When redevelopment...</i>	Amend text to add numbering:  <b>2.2.2.1</b> <i>Sites currently zoned C-1 or CD-1 are eligible to rezone to a standardized district as follows:</i>  <b>2.2.2.2 Unique Sites:</b> <b>2.2.2.3 Social housing:</b> <b>2.2.2.4 Site-specific opportunities:</b> <b>2.2.2.5 Flanking sites in mixed-use areas:</b> <i>i. Assembly of...</i> <i>ii. Proposed height...</i> <i>iii. Permitted uses...</i> <i>iv. Sites on the west...</i> <i>v. Non-residential uses...</i> <i>vi. Active frontages...</i> <b>2.2.2.6 Small-scale neighbourhood retail spaces:</b> <i>i. Explore the heritage...</i> <i>ii. Height and density...</i> <i>iii. Permitted uses...</i> <i>iv. When redevelopment...</i>
2.5.3 Oak St & W 49 <sup>th</sup> Ave – Site-specific Rezoning Policies	70	<i>This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the Cambie Corridor Plan. To confirm the location where these opportunities are enabled see Map 2.19: Areas for City-initiated and privately-initiated rezoning.</i>	Add a comma to the text after the word 'enabled':  <i>This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the Cambie Corridor Plan. To confirm the location where these opportunities are enabled, see Map 2.19: Areas for City-initiated and privately-initiated rezoning.</i>
2.7.2 Nanaimo St & E 1 <sup>st</sup> Ave	84 & 86	Pg. 86  <b>2.7.2.1</b> <i>A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.</i>	Pg. 84 Add new policy 2.7.2.1 under the Land Use map:  <b>2.7.2.1</b> <i>Continue to prioritize park improvements in Garden Park to support additional growth as per policy 3.4.1.1 in Section 3.4.1: Parks Policies.</i>  This amendment is to transfer a policy from the Grandview-Woodland Plan.

			<p>Pg. 86 Renumber policy to:</p> <p><b>2.7.2.2</b> A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.</p>
Part 3	102	<p>Figure 3.1 Policy Structure</p> 	<p>Update figure to:</p> 
Part 3	104-145	<p>Section side banner text:</p> <p>Part 3.1 Housing, Part 3.2 Economy, Part 3.3 Transportation and Public Space, Part 3.4 Parks and <b>Public</b> Ecology, Part 3.5 Community Infrastructure, Arts, Culture and Heritage</p>	<p>Amend side banner text to:</p> <p>Part <b>3</b>: 3.1 Housing, Part <b>3</b>: 3.2 Economy, Part <b>3</b>: 3.3 Transportation and Public Space; Part <b>3</b>: 3.4 Parks and Ecology, Part <b>3</b>: 3.5 Community Infrastructure, Arts, Culture and Heritage</p>
3.2.1 Villages Economy	113	<p><b>Existing local businesses</b></p> <p><i>Recognizing that some older commercial buildings may reach their end of life, a privately-initiated rezoning pathway for sites zoned C-1 is provided, so that these may be considered for rezoning to a standardized district, depending on site size. To learn more see Section 2.2.2: Privately-initiated Rezonings.</i></p>	<p>Amend text to:</p> <p><i>Recognizing that some older commercial buildings may reach their end of life, a privately-initiated rezoning pathway for sites zoned C-1 is provided, so that these may be considered for rezoning to a standardized district, depending on site size. To learn more see <b>policy 2.2.2.1</b> in Section 2.2.2: Privately-initiated Rezonings.</i></p>
3.3 Transportation and Public Space	130	<p>Map 3.9 Transportation and public space in the East Villages</p> <p>Legend:</p> <p><i>Planned Plaza (identified <b>through</b> Grandview-Woodland Plan)</i></p>	<p>Amend Legend to:</p> <p><i>Planned Plaza (identified <b>in</b> Grandview-Woodland Plan)</i></p> <p>And increase font size</p>
3.4.1 Villages Park Policies – Access to Nature	134	<p>Reference:</p> <p><i>To learn more see policy 3.3.1.1 in Section 3.3: Transportation and Public Space Policies.</i></p>	<p>Amend Reference to:</p> <p><i>To learn more see policy 3.3.1.1 in Section 3.3: <b>Villages</b> Transportation and Public Space Policies.</i></p>

Part 1, Part 2 & Part 3		Maps 1.3 to 1.5, 2.1 to 2.27, 2.29 to 2.38, and 3.1 to 3.12	Adjust street names, and in some cases increase font size
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3. Amendment to Appendix C

Following referral, staff identified an error in Appendix C: DRAFT By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program.

The map on page 73 of the June 2, 2026, referral report incorrectly labelled the parcels outlined in heavy black as being zoned 'RM-8A'. The correct existing zone for these parcels is 'RM-8'.

Appendix C and the draft by-laws for the Public Hearing have been revised to reflect this correction.

4. Amendments to Appendix H


After the referral, staff identified changes required to Appendix H: Summary of Proposed Amendments to Community Plans. These changes include:

- a) updating text for accuracy,
- b) adding an additional map to the Norquay Village Public Realm Plan to illustrate the overlap with the Villages area,
- c) retaining features within overlapping Villages areas within the transportation and public realm maps of the existing community plans. Elements within these plans continue to apply within the existing community plans and are not intended to be superseded by the Villages Plan, and
- d) replace text descriptions of amendments with figures and maps where appropriate.

Refer to the Table 2 below for the detailed summary of the proposed changes to Appendix H. The table, page and row headings in Table 2 refer to the numbering within Appendix H of the June 2, 2026 referral report. Text additions are in red, and deletions are in red with strikethrough.

*Table 2: Summary of proposed changes to Appendix H*

Table	Page #	Row	Referral Report (June 2 <sup>nd</sup> )	Update
1	1	1	Text description of proposed change for Figure 1	Replace text description with updated figure
1	1-2	2	Text proposed for removal: <ul style="list-style-type: none"> <li>• <del>New sidewalk on the north and south side of East 40th Avenue (Earles Street to Killarney Street)</del></li> <li>• <del>Boulevard tree planting on Clarendon Street, East 33rd Avenue to East 41st Avenue</del></li> <li>• <del>New pedestrian link from Earles Street to Dundee Street, extending East 38th Avenue</del></li> </ul>	No change – text to be retained

			<p><del>• New pedestrian link from Earles Street to Rhodes Street, approximately mid-block (East 38th Avenue to East 41st Avenue)</del></p>	
2	2	N/A	No change proposed	<p>Add text:</p> <p><i>The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Public Realm Plan. Refer to the Villages Plan for policies and public realm enhancements that apply to the overlap areas as shown in the map below.</i></p> <p>Add map:</p> 
2	2	1	<p>Amend Map 1: Norquay Village Public Realm Plan:</p> <ol style="list-style-type: none"> <li>1. Remove 'park improvements' symbol from Earles Park</li> <li>2. Remove all 'new sidewalk/ramps (both side of the street)' and 'new sidewalk/ramps (one side of the street) line work from the area which is overlapping with the Wales St and E 41st Ave Village.</li> </ol>	No change – map to remain. Amended for accuracy as policy has not been directly migrated into the Villages Plan.
3	2-3	1	<p>Text description of proposed amendments to Figure 1 and proposed text below figure:</p> <p><i>The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Village Neighbourhood Centre Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.</i></p>	<p>Replace text description of map changes with updated figure and replace the proposed text with the below:</p> <p><i>The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Village Neighbourhood Centre Plan. Refer to the Villages Plan for policies that apply to the overlap areas.</i></p>
3	3	2, 4 & 5	Amend Figures 4, 7 and 8	No change – maps to remain

3	3	3	<i>Locally, the Ravine Way Linear Park would provide a pedestrian connection from Slocan Park/29th Avenue Skytrain Station to Norquay Park (see Figure 4) and potentially connect to the future City Eastside Crosscut Greenway.</i>	No change – text to remain
4	4 – 6, 8, 10 – 17	4 – 7, 9, 15, 18, 20, 22, 24, 25, 28, 31, 32, 38, 42, 43, 46	Text description of proposed change for the following figures:  Figure 6.1, Grandview Sub-Area Context figure, Figure 6.32, Figure 6.33, Figure 6.34, Figure 6.38, Figure 6.40, Commercial-Broadway Station Precinct Sub-Area Context Map figure, Figure 6.46, Figure 6.47, Figure 6.51, Figure 6.55, Figure 6.59, Figure 7.6, Figure 9.1, Figure 17.4, Figure 17.5 and Figure 17.6	Replace text description of map changes with updated figures
4	7-8	13	Remove Figure 6.37 and replace with:  <i>Figure 6.37 has been removed. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Figure 6.37 has been removed.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
4	10	19	Remove all content in Section 6.6.(pages 97-104) and add text:  <i>Section 6.6 has been removed including Figures 6.41 - 6.45. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Section 6.6 has been removed including Figures 6.41 - 6.45. Updated land uses and relevant policies have been reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
4	13	30	Remove content in Section 6.7.4 (pages 120-121) and add text:  <i>Section 6.7.4 has been removed including Figure 6.58. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Section 6.7.4 has been removed including Figure 6.58. Updated land uses and relevant policies have been reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
4	14, 15	35, 40	Amend Figures 8.2 and 13.1	No change – maps to remain

5	17 - 25	1 – 9, 11 – 15, 17, 20, 22, 25, 28, 30, 31, 34-37	Text description of proposed change for the following figures:  Figure 6.2, Granville sub-area map and Granville sub-area land use maps, Oak sub-area map, Oak sub-area land use maps, Figure 8.5, Figure 9.2, Figure 10.2, Figure 10.3, Figure 18.1, Figure 18.2, Figure 18.3 and Figure 18.4	Replace text description of map changes with updated figures
5	20	18	Remove all content on page 50 and add text:  <i>Page has been removed including Figure 6.5. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Page has been removed including Figure 6.5. Updated policies have been reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
5	20	19	Remove all content on page 51 and add text:  <i>6.3.1 section no longer applies. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Section 6.3.1 no longer applies. Updated land uses and relevant policies are reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
5	22	24	<i>Remove 7.1.9 and replace with: 7.1.9 policy no longer applies. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>7.1.9 policy no longer applies. Relevant policies are reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
5	22 – 23	26 - 27	Amend policies 9.1.2 and 9.1.7	No change – policies to remain
5	23	29	Remove 3. And replace with:  <i>3. Location has been removed. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>Policy no longer applies. Relevant policies are reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan:
5	24	32	Remove policy 11.1.6 and replace with:	Replace proposed text:

			<i>11.1.6. policy no longer applies. Content and development opportunities have been migrated to the Villages Plan.</i>	<i>11.1.6. Policy no longer applies. Relevant policies are reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
5	24	33	<i>Repave major roads and improve safety and efficiency at major intersections for all road users (e.g., <del>Oak Street at West 67th Avenue</del> and a number of intersections along SW Marine Drive)</i>	No change – policy to remain
6	25 – 35	1 – 24, 26, 27, 29 – 32, 34 - 39	Text description of proposed change for the following figures:  Concept Plan, Overview of Langara map, sub-area land use maps, Figure 5.1, Figure 7.1, Figure 7.2, Figure 9.1, Figure 14.2, Figure 14.3 and Figure 14.4	Replace text description of map changes with updated figures
6	32	28	Remove all content on pages 101-102 and add text:  <i>4.4.4 section no longer applies. Content and development opportunities have been migrated to the Villages Plan.</i>	Replace proposed text:  <i>4.4.4 Section has been removed. Updated land uses and relevant policies are reflected in the Villages Plan.</i>  Amended for accuracy as policy has not been directly migrated into the Villages Plan.
6	33	33	<i>Mixed-use sites fronting Oak Street should provide 6.7 m (22 ft) from curb to building face. Flanking streets off Oak Street should provide the following public realm space (from curb to building face): ... <del>49th Avenue: 5.5 m (18 ft)</del></i>	No change – retain policy
7	36	1	Add text below image:  <i>The Villages Plan was approved in 2026 and overlaps with parts of the Cambie Corridor Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.</i>	Replace text description of map changes with updated map and amend text below image to:  <i>The Villages Plan was approved in 2026 and overlaps with parts of the Cambie Corridor Plan. Refer to the Villages Plan for policies that apply to the overlap areas.</i>

7	36 - 38	2 – 4, 6, 7, 9 - 11	Text description of proposed change for the following figures: Figure 2.1, Figure 2.1.3, Figure 2.1.4, Figure 2.1.5, Figure 2.1.6, Figure 3.8, Figure 3.9 and Figure 4.3	Replace text description of map changes with updated figures
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This memo will form part of the July 14, 2026, Public Hearing agenda package and be available for public viewing.

Regards,

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