



COUNCIL REPORT

Report Date: June 23, 2026
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Meeting Date: July 14, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Required Consultation for Rezoning Applications to Amend the Vancouver Official Development Plan

Recommendation

THAT Council,

- i. regarding proposed amendments to the Vancouver Official Development Plan for the 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;

direct 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) through new planning initiatives and for rezoning applications submitted prior to enactment of the Vancouver 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. Select projects also recommended to be the subject of consultation with the Metro Vancouver Regional District, TransLink, and the City of Burnaby.

Should Council support the recommendation, staff will initiate consultation, continue review of the rezoning and Vancouver 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 amended 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 a Vancouver 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 primary 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 typically require an amendment to the Vancouver ODP.

Discussion

Current Planning Initiatives

The City and Vancouver Community College are undertaking long-term master planning work for the Broadway Campus site, to be completed in 2027. The updated planning policy for the site is contemplating building heights that exceed the heights permitted under the current GLU

designation in the Vancouver ODP, which would require an amendment to the ODP for the site. As outlined in Appendix A, staff recommend consultation with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, Metro Vancouver Regional District, and TransLink. Under section 562.1 of the Vancouver Charter, consultation is also required with the Vancouver School Board (VSB) and Conseil scolaire francophone (CSF). Consultation with these groups is in addition to the broad public consultation that will take place when staff is seeking input into the development of City policy. Completing consultation early will enable potential ODP amendments and policy updates to the VCC Broadway site to be considered by Council at the same Public Hearing. This proposed approach prioritizes efficiency and helps streamline future rezonings for the site.

Rezoning Applications

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. As part of the consideration of these applications, amendments to the Vancouver ODP would be needed to align the proposed developments with an appropriate GLU designation.

Staff recommend consulting with the public, Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, Metro Vancouver Regional District, TransLink, and the City of Burnaby as outlined in Appendix A. In addition, consultation with the Vancouver School Board (VSB) and Conseil scolaire francophone (CSF) is required under section 562.1 of the Vancouver Charter. Council may recommend expanding this list of consulted groups as appropriate. Refer to Appendix B for a list of organizations and authorities that may be consulted. These consulted groups are in addition to established public consultation practices described in Part 6.2 of the [Development Approval Procedure By-law](#).

Future Approach

In the future, new rezoning applications that require a Vancouver ODP amendment will be subject to consultation on the Vancouver ODP amendment concurrently with consultation on 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.

**APPENDIX A
 PLANNING INITIATIVES AND REZONING APPLICATIONS SEEKING AMENDMENTS
 TO THE VANCOUVER OFFICIAL DEVELOPMENT PLAN**

Address	Current GLU Designation	Proposed GLU Designation	Nature of Inconsistency	Consultation				
				VSB & CSF	Local Nations	Metro Van	Trans Link	City of Burnaby
730 Raymur Ave	Residential – Low-Rise	Mixed-Use High-Rise 1	Height, Use	✓	✓			
605-695 SE Marine Dr	Residential – Multiplex	Mixed-Use High-Rise 2	Height	✓	✓			
3696 Kingsway	Mixed-Use – Low-Rise	Mixed-Use High-Rise 1	Height	✓	✓			✓
929-989 W 41st Ave, 5670 Oak St, and 5469-5507 Willow St	Mixed-Use High-Rise 1, Residential Low-Rise, and Parks and Open Spaces	Mixed-Use High-Rise 2, Residential High-Rise 2, Residential High-Rise 1, Residential Mid-Rise, Residential Low-Rise, and Parks and Open Spaces	Height	✓	✓		✓	
1155 E Broadway (VCC Broadway Campus Planning Program)	Mixed-Use - High-Rise 1	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 [Legislatively Required 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