

SUMMARY AND RECOMMENDATION

1. Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site

Summary: To amend the *Vancouver Official Development Plan* to change the Generalized Land Use (GLU) designation of 1550 Burrard Street and 1655 West 1st Avenue (“former Molson Brewery site”) from “Industrial and Employment” to “Mixed-Use High-Rise 2” and to change the regional land use designation from “Industrial” to “General Urban” in the *Regional Context Statement*.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site,” dated May 19, 2026, (“Report”), referred to Public Hearing at the Council Meeting of June 2, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, the amendments to the *Vancouver Official Development Plan* generally as presented in Appendix A of this report to change the Generalized Land Use designation of 1550 Burrard Street and 1655 West 1st Avenue (“former Molson Brewery site”) from “Industrial and Employment” to “Mixed-Use High-Rise 2” and to change the regional land use designation from “Industrial” to “General Urban” in the *Regional Context Statement*;

FURTHER THAT the amendment to the *Regional Context Statement* contained in the *Vancouver Official Development Plan* be referred to the Board of Metro Vancouver for their acceptance or refusal;

AND FURTHER THAT, subject to the approval of Metro Vancouver to re-designate the former Molson Brewery site from “Industrial” to “General Urban” and amend the *Regional Context Statement*, the Director of Legal Services be instructed to bring forward for enactment amendments to the *Vancouver Official Development Plan By-law* generally in accordance with Appendix A of the Report.

- B. THAT, subject to the approval of Recommendation A, Council approve the “Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines,” generally as presented in Appendix B of the Report to guide future development of the site.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the landowner or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) FURTHER THAT any approval that may be granted following the Council meeting shall not obligate the City to enact by-laws, and any costs incurred in fulfilling requirements to proceed with enactment are at the risk of the person making the expenditure or incurring the cost; and
- (iii) AND FURTHER THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[Vancouver Official Development Plan and Regional Context Statement Amendments for
Former Molson Brewery Site]**