

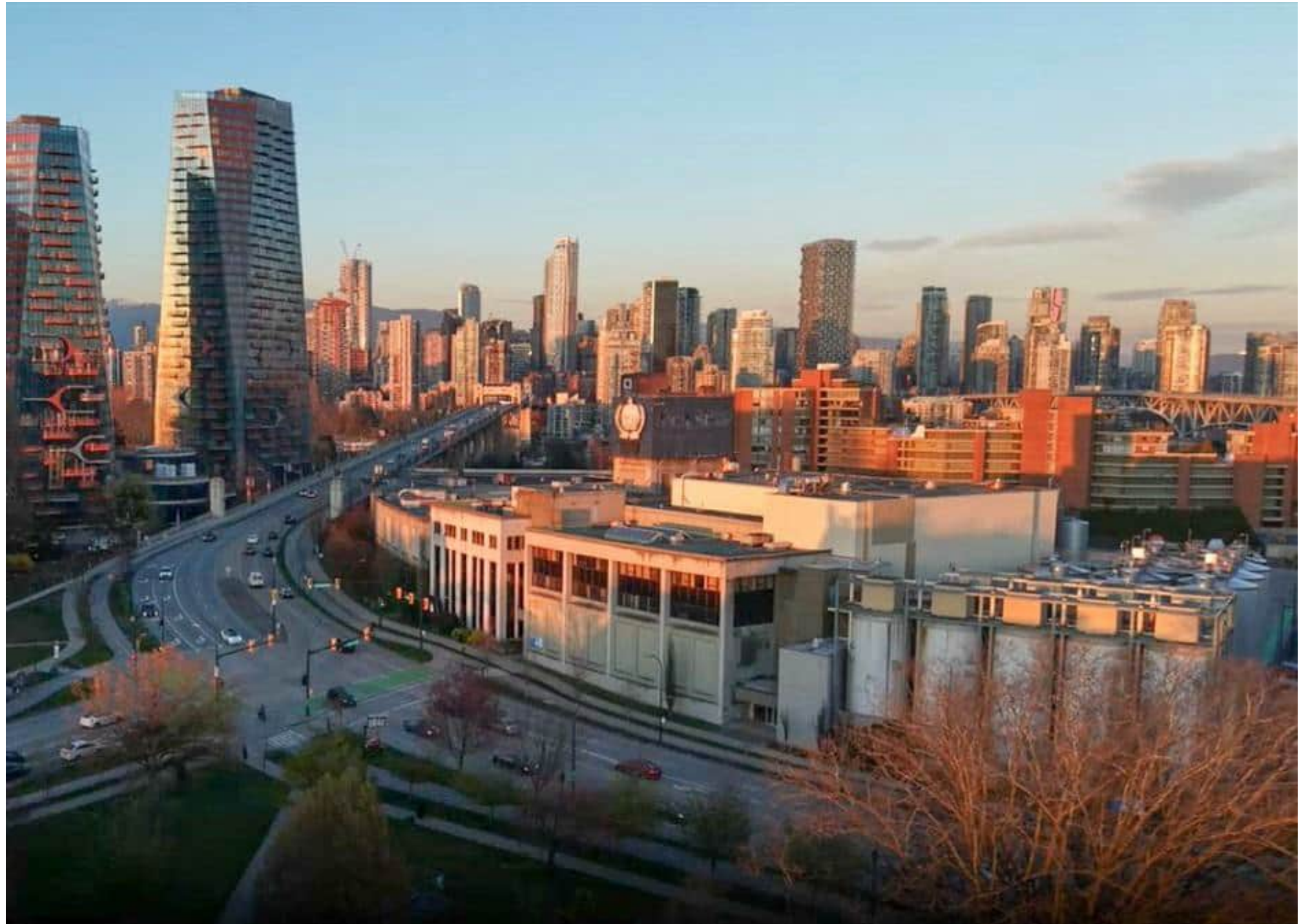


Former Molson Brewery Site ODP Amendment

Referral Report – RTS 18622

July 21, 2026

1. Recommendations
2. Council Direction and Site Context
3. Vancouver ODP and RGS Alignment
4. Consultation
5. Next Steps



- A. THAT Council amend the land use for the former Molson Brewery site from “Industrial and Employment” to “Mixed-Use High-Rise 2” in the Vancouver ODP and from “Industrial” to “General Urban” in the Regional Context Statement (RCS);

FURTHER THAT the amendment to the RCS be referred to the Metro Vancouver Board for their acceptance or refusal;

FURTHER THAT, subject to Metro Vancouver’s approval of the RCS amendment, the Director of Legal Services be instructed to bring the amended Vancouver ODP to Council for enactment.

- B. THAT subject to the approval of Recommendation A, Council approve the “Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines” to guide future development of the site.

Council Direction and Site Context

Council direction:

- Identify sites that are appropriate for housing and consideration for re-designation in the RGS, including the former Molson site

Framework for Considering Housing on Employment and Industrial Land

Staff recommendation	Site typology
TYPE A: ✓ Consider co-location of housing and industrial. Creates no or little expectations for future conversion	Employment land sites that qualify for the Metro 200m clause Clear, obvious and unique sites, such as those surrounded by non-industrial uses and no longer suitable for industrial use
TYPE B: X Do not support housing. Creates expectations for future conversion	All other Industrial and Employment lands, including sites on the edge of an industrial area and those surrounded by industrial parcels

The former Molson Brewery site is considered a “Type A” site where housing co-located with industrial can be considered

Site Context and Land Use Analysis



- Heavy industrial uses generate **air and noise contamination**
- **Proximity to residential uses and lack of connectivity** to regional goods movement network mean it is **no longer suitable for stand-alone heavy industrial uses**

Large 7.7-acre site located in **Vancouver's "Metro Core"** would support compact mixed-use development including:

- **Intensified job space** with at least 1:1 replacement of existing industrial floor area with new diversified job space (e.g. light industrial, tech, tourism, retail)
- **Mix of residential tenures**, including strata, rental (incl. below-market), and social housing
- **Public amenities** (e.g. childcare, cultural spaces) and **open space** (e.g. greenspace, plazas)
- **Transportation connections** to local and regional transit, active mobility and street network

February 2026 Issues Report directed staff to:

- **Bring forward an application to amend the site's ODP designation**
- **Conduct required consultation**
- Discuss an RGS amendment with Metro Vancouver staff

June 2026 Council Report directed staff to:

- **Bring forward the ODP amendment application to Public Hearing**
- Make an application to Metro Vancouver to amend the site's RGS designation

Three key steps in the approvals process



Vancouver ODP and RGS Alignment



- **Metro Vancouver RGS**
 - Guides the region's growth over the next 30 years
- **Regional Context Statement (CoV)**
 - Links the ODP to the RGS
 - Consistency in land use designations required across all three documents
- **Vancouver ODP (CoV)**
 - Guides the City's growth over the next 30 years
- **Site Guidelines & Other Policies (CoV)**
 - Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines
 - Rezoning Policy for Large Sustainable Developments
 - Various housing, transportation, and climate and sustainability policies

Guidelines covering key topics:

- Reconciliation
- Land Use
- Urban Design
- Transportation and Connectivity
- Public Spaces and Public Benefits
- Implementation and Delivery

Guidelines

Former Molson Brewery Site:
Guiding Principles and Rezoning Guidelines

Approved by Council Month Day, Year

Honour the City's commitment to reconciliation with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations

- Ensure early and ongoing collaboration with the Nations (*UNDRIP Strategy*)
- Honour the area's cultural significance to the three Nations
- Strengthen cultural representation and visibility

ODP

- Foundational Principle: Reconciliation
- Policy Area 8: Arts, Culture and Heritage



Deliver significant new job and employment space

- Intensify job capacity with at least 1:1 replacement of existing industrial floor area with new job space
- Diversify employment opportunities

Support a diverse and affordable housing mix

- Deliver a variety of new housing types to support diverse households (*10 Year Affordable Housing Delivery and Financial Strategy, Rezoning Policy for Sustainable Large Developments*)

RGS

- Goal 2: Support a Sustainable Economy
- Goal 4: Provide Diverse and Affordable Housing

ODP

- Direction FG1.4: Metro Core / Broadway



Encourage contextual design and neighbourhood integration

- Integrate cohesively with the local neighbourhood
- Deliver high-quality architecture, landscape design, and building forms

Advance regenerative and climate-responsive site design

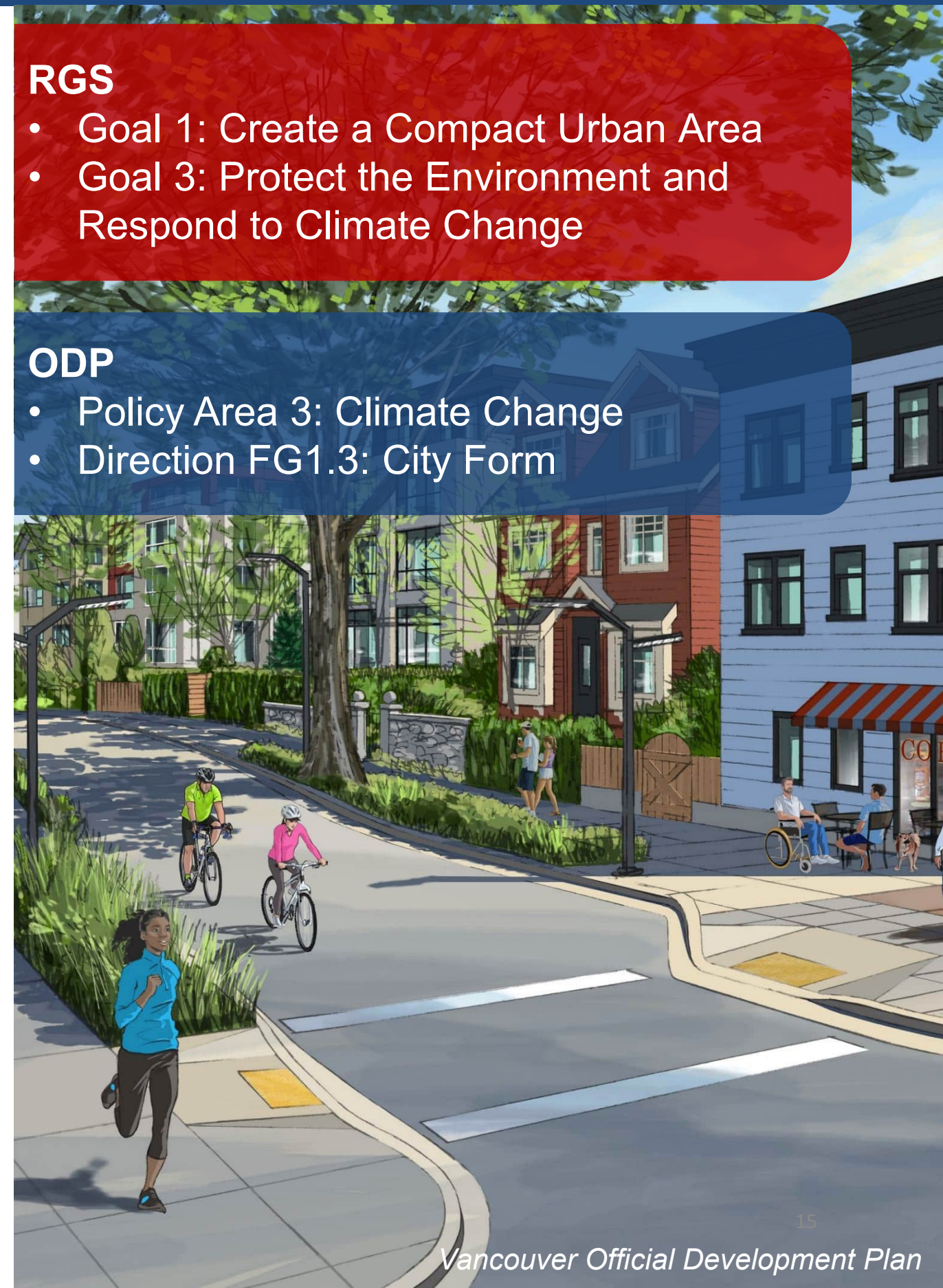
- Enhance climate resilience through regenerative design (*Green Buildings Policy for Rezoning, Zero Emissions Building Plan, Rain City Strategy*)

RGS

- Goal 1: Create a Compact Urban Area
- Goal 3: Protect the Environment and Respond to Climate Change

ODP

- Policy Area 3: Climate Change
- Direction FG1.3: City Form



Support healthy and accessible transportation options

- Prioritize sustainable travel through active mobility and transit (*Transportation 2040, Climate Emergency Action Plan*)
- Adopt a car-lite approach and connect to nearby neighbourhoods

Seek opportunities to improve transit access and connectivity in collaboration with partners

- Explore opportunities for better transit connections and improved service

RGS

- Goal 5: Support Sustainable Transportation Choices

ODP

- Policy Area 5: Transportation
- Direction FG1.3: City Form



Public benefits to support an equitable and livable complete neighbourhood

- Provide shops, services, and public amenities
- Collaborate with the school boards to address school capacity

Create public spaces that support community life

- Deliver and connect to diverse urban public spaces
- Ensure access to sunlight and nature, and opportunities for cultural expression

RGS

- Goal 1: Create a Compact Urban Area

ODP

- Direction FG1.4: Metro Core / Broadway
- Policy Area 9: Parks and Public Space



Phased and predictable implementation

- Phase development to ensure provision of jobs, mixed-tenure housing, amenities and infrastructure to support growth

ODP

- Part 6: Implementation



Consultation



Local Nations



**Department of
National Defence**



**Provincial
Government**



Metro Vancouver



TransLink



School Boards

Key feedback themes:

- Desire for **diverse, affordable housing**, with mixed sentiments about **heights and densities** required to support housing
- Support for **mixed employment uses**, with some concerns about **industrial land protection**
- Need for **vehicle traffic, parking, and transit capacity** to respond to neighbourhood growth
- Strong support for **public benefits**, incl gathering spaces and community amenities, with concerns about **keeping pace with population growth**

Next Steps

RGS Amendment

- **Metro Board 1st reading:**
July 24, 2026
- **Metro Board final reading:**
September 25, 2026

ODP Amendment

- **Return to Council for enactment (if approved):**
October 2026



Please Note:

There is a Yellow Memo for Council approval along with the Recommendations.

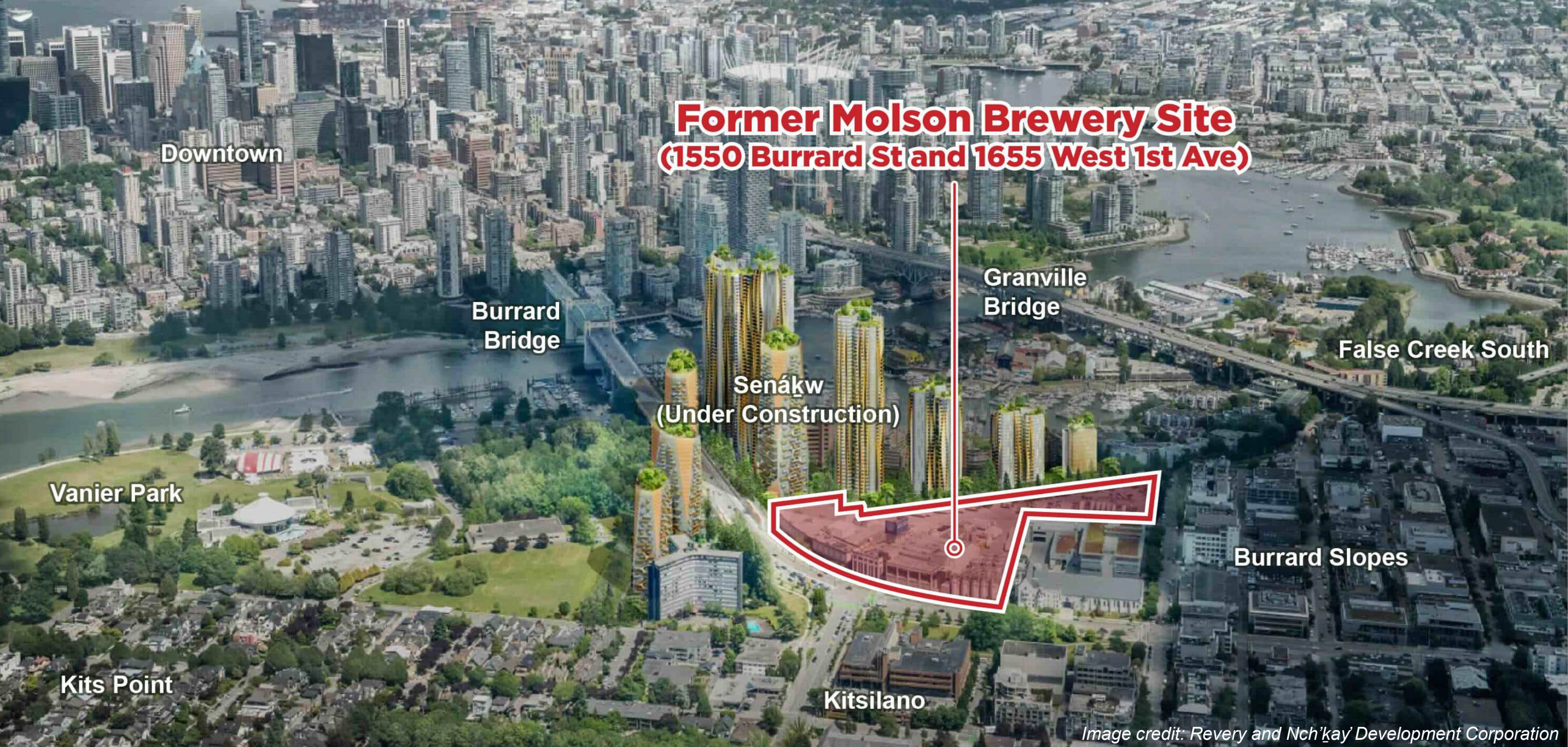


Image credit: Revery and Nch'kay Development Corporation

Thank you

Available for questions:

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