CITY OF VANCOUVER

COUNCIL REPORT

Report Date: October 27, 2026
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Meeting Date: November 17, 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; and

ii. 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 rezoning applications. Having considered the legislative requirements, 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.

Should Council support the recommendation, staff will initiate consultation and summarize the comments received within the 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 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 requires 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 an ODP. The GLU designations are 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

Some rezoning applications are proposing building heights or uses that are inconsistent with their current GLU designation in the Vancouver ODP. Amendments to the Vancouver ODP are be needed to align the proposed developments with the appropriate GLU designation. Rezoning applications that require a Vancouver ODP amendment will also be subject to concurrent consultation requirements in addition to standard public consultation staff complete during the rezoning application process.

Staff recommend consulting with Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (Local Nations). 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.

This report brings forward these rezonings early in process to ensure this required legislative step is completed without causing delays. 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 in the 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
REZONING APPLICATONS SEEKING AMENDMENTS TO THE VANCOUVER OFFICIAL DEVELOPMENT PLAN

				Consultation	
Address	**Current GLU Designation**	**Proposed GLU Designation**	**Nature of Inconsistency**	**VSB & CSF**	**Local Nations**
3410-3436 Kingsway	Mixed-Use Low-Rise	Mixed-Use High-Rise 2	Height	✓	✓
5680 Oak St	Mixed-Use Mid-Rise	Mixed-Use High-Rise 1	Height	✓	✓
8029-8225 Oak St and 1012 W 64th Ave	Residential Low-Rise	Mixed-Use Mid-Rise	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

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