



## COUNCIL REPORT

Report Date: May 20, 2025  
Contact: Neil Hrushowy  
Contact No.: 604.829.9622  
RTS No.: 17996  
VanRIMS No.: 08-2000-20  
Meeting Date: June 17, 2025  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver Official Development Plan Legislatively Required Consultation

### Recommendations

THAT Council, regarding the development of the new Vancouver Official Development Plan, and having considered whether the opportunities for consultation with certain persons, organizations and authorities should be early and ongoing, and being aware of its obligation to provide at least one opportunity for consultation with persons, organizations and authorities it considers will be affected, hereby directs staff to consult with:

- a. Metro Vancouver Regional District;
- b. First Nations: Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation;
- c. Councils of adjacent municipalities: Cities of Burnaby, North Vancouver, Richmond, Districts of North Vancouver and West Vancouver, as well as the administration of the University Endowment Lands;
- d. Boards of Education: Vancouver School Board and Conseil Scolaire Francophone; and
- e. The provincial and federal governments and their agencies: Agricultural Land Commission, BC Housing, Canada Mortgage and Housing Corporation, 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.

## Purpose and Executive Summary

This report proposes an approach for legislatively required consultation during the development the new city-wide Vancouver Official Development Plan (ODP). This report assumes that relevant sections of the Vancouver Charter Amendment Act (No. 2), 2024 – “Bill 18”, including the requirements for Council to consult with Boards of Education, and to consider early and on-going consultation with certain groups prior to adoption of the ODP have been brought into force by regulation of the Lieutenant Governor in Council.

A proposed list of organizations to consult during the development of the new ODP is included as an appendix to this report, for Council’s consideration. Public consultation is also planned for the fall. The proposed consultation is in line with the work program and approach outlined in the scope of work, approved by Standing Committee on Policy and Strategic Priorities in June 2024.

## Council Authority/Previous Decisions

- On [July 22, 2022](#), the Standing Committee on City Finance and Services approved the Vancouver Plan report recommendations with amendments
- On [June 12, 2024](#), the Standing Committee on Policy and Strategic Priorities approved Project Scope and Terms of Reference for the Vancouver Official Development Plan

## City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

## Context and Background

### Summary of ODP Approach and Project Scope Approved by Council

There was a high degree of complexity, significant staff resources and considerable public and stakeholder involvement in developing the Vancouver Plan over four phases of engagement and nearly three years. This resulted in a comprehensive Vancouver Plan that meets many of the requirements set out by the new Provincial directives. As such, the ODP is being based on Vancouver Plan, with changes restricted to additional content required by the recent amendments to the Vancouver Charter, and to reflect policy adopted by Council after Vancouver Plan.

Using the Vancouver Plan as the base for the ODP seeks to honour the significant participation, ideas and feedback that First Nations, the public, equity-denied communities and interested and impacted parties shared during the planning process.

### Overview of Legislatively Required Consultation

In April 2024, the Provincial government enacted new legislation (the Vancouver Charter Amendment Act (No. 2), 2024 – “Bill 18”) to amend the Vancouver Charter, in part, to establish requirements for a city-wide ODP. The new legislation sets out the following consultation requirements during the development of an official development plan:

**562.08** (1) During the development, repeal or amendment of an official development plan, the Council must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

(2) For the purposes of subsection (1), the Council must

(a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and

(b) specifically consider whether consultation is required with the following:

- (i) the Metro Vancouver Regional District;
- (ii) the council of any municipality that is adjacent to the area covered by the plan;
- (iii) First Nations;
- (iv) boards of education and greater boards;
- (v) the Provincial and federal governments and their agencies.

(3) Consultation under this section is in addition to the public hearing required under section 559.02.

(4) If the development, repeal or amendment of an official development plan might affect agricultural land, the Council must consult with the Agricultural Land Commission.

The legislation allows for Council to determine different levels of consultation for different contexts (e.g. development of a new ODP, or various types of amendments).

A new 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 559.02 (1) of the Vancouver Charter also requires Council to hold a public hearing prior to the adoption of an Official Development Plan.

## Discussion

### Targeted consultation and outreach to date

In the staff report dated May 14, 2024 (RTS 16320) regarding the Vancouver ODP Project Scope and Terms of Reference, staff conveyed the intention to initiate outreach to the persons, organizations and authorities considered affected. This targeted consultation was initiated as planned:

- City staff submitted project referrals in May 2024 through the established channels with xʷməθkʷəy̓əm (Musqueam Indian Band), Sk̓wxwú7mesh Úxwumixw (Squamish Nation), and səliwətał (Tsleil-Waututh Nation) and subsequently met with staff from each local Nation.
- In August and September 2024, letters were distributed by the City Manager's Office to organizations and entities that were involved in the Vancouver Plan Regional Associates Roundtable, notifying them of the project and inviting recipients to attend project information sessions, which were held in October 2024.
- City staff have met with staff from Vancouver School Board and Conseil Scolaire Francophone individually multiple times to consult specifically on planning school facilities, as is required by the new section 562.1 of the amended Vancouver Charter.
- In March 2025, staff presented to a Joint Committee of members of City Advisory Committees, sharing the scope of work for the ODP project and getting early input from Advisory Committee members.

### Proposed Approach to Meeting Obligations in Vancouver Charter

Staff have considered the list of organizations and authorities that the Vancouver Charter

requires to be considered for early and on-going consultation. Given that the City is developing its first city-wide ODP, staff proposes that outreach be fairly broad in this instance. The list of organizations and authorities considered potentially affected, including those that must be consulted (Boards of Education and the Agricultural Land Commission), is included in Appendix A.

A. Proposed consultation with these organizations and authorities includes:

- Reaching out via a letter from the City Manager's Office, informing groups of the status of the draft ODP, directing them to the draft plan, and inviting written feedback;
- Hosting information sessions in the fall of 2025, inviting the groups listed in Appendix A as well as additional groups and agencies that were part of the Vancouver Plan Regional Associates Roundtable; and,
- Being responsive to additional requests for consultation.

The approach described above builds on the extensive consultation that occurred during the creation of Vancouver Plan, as well as the staff-level outreach that has already occurred during the ODP development process. The approach also reflects the scope of changes from Vancouver Plan to the ODP.

Staff anticipate undertaking additional consultation with local Nations. Building on the project referrals sent to Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation in May 2024 and the initial meetings, staff anticipate sharing an early draft with Nations for their review in the summer of 2025, and will offer to meet to discuss as requested. Consultation can then continue through the fall.

The Draft Plan will be available for review by the identified organizations and authorities, as well as the public, in fall 2025. Public engagement activities are being planned for that period, and are anticipated to include on-line engagement as well as drop-in in-person engagement opportunities across the city. Staff also anticipate bringing the draft report to the Joint Committee of members of City Advisory Committees and the Vancouver City Planning Commission for feedback. A public hearing will be held in advance of consideration of adoption of the ODP.

For clarity, the consultation proposed above is for the development of the new ODP. Consultation approaches for future amendments to the ODP are yet to be determined.

### **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**

### **PERSONS, ORGANIZATIONS AND AUTHORITIES CONSIDERED AFFECTED**

In addition to members of the public, based on section **562.08** of the amended Vancouver Charter, staff suggest that the persons, organizations and authorities listed below may be affected by the development and enactment of the Vancouver ODP, and propose to consult:

- 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