

From: ["van Dyk, Donny"](#)

To: ["Direct to Mayor and Council -](#)

Date: 3/12/2026 9:00:02 AM

Subject: EMBARGOED UNTIL 10AM: Upcoming news release: City Council approves first Vancouver Official Development Plan

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Dear Mayor and Council,

The City will be issuing the news release below regarding the Vancouver Official Development Plan approved at last night's public hearing. Please keep this news release **embargoed until it goes live from the City media email account at 10 am.**

Chris will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Thanks,

Donny

Donny van Dyk (he/him)  
City Manager  
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

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City of Vancouver  
News Release  
March 12, 2026

City Council approves first Vancouver Official Development Plan

Following a public hearing process, Vancouver City Council has approved the city's first-ever [Vancouver Official Development Plan \(ODP\)](#), establishing a clear, citywide framework that will guide future land-use decisions and city-building over the next 30 years and beyond.

"This is a defining moment for Vancouver," said Mayor Ken Sim. "The Vancouver ODP ensures growth happens thoughtfully and in a coordinated way so we can deliver more housing, support a strong local economy, and build complete, connected neighbourhoods. It's about making sure our city continues to meet the needs of the people who live and work here."

### Providing clarity in land use

The Vancouver ODP provides residents, businesses and developers with more clarity and certainty on how different neighbourhoods will grow over time. It includes maps and policies that show where housing, job space, parks, schools, and public facilities could go, helping ensure growth is coordinated with the development of infrastructure and amenities.

"The Vancouver ODP connects long-term vision with day-to-day decision-making," said Josh White, General Manager of Planning, Urban Design and Sustainability. "With clear direction established up front, we can move away from case-by-case policy decisions and focus on implementation, reviewing applications more efficiently and providing greater certainty across the planning system."

The Vancouver ODP will be adopted by by-law and become the primary land -use policy guiding future city -building decisions. This means all future development applications will need to be consistent with the Vancouver ODP.

### Turning the Vancouver Plan into the Vancouver ODP

The Vancouver ODP is the next step in implementing the [Vancouver Plan \(2022\)](#), which was developed through extensive public and stakeholder engagement. While the Vancouver Plan sets out the long-term direction for how the city will grow, the Vancouver ODP embeds that vision into clear land-use rules for sites across the city. It includes all content from the Vancouver Plan, with updates to reflect Council-approved priorities and provincial requirements.

### Implementing the ODP

The ODP itself does not rezone any properties. Instead, it provides the policy foundation for future decisions.

The ODP will be implemented over time through area plans, city and privately-

initiated rezoning applications and future infrastructure planning and investments. Area plans will continue to shape neighbourhood-specific detail, ensuring growth responds to each neighbourhood's unique context and identity.

Under the Province's Vancouver Charter amendments, brought forward through *Bill 18 (2024)*, projects that are consistent with the ODP and include at least 50% residential floor area are prohibited from holding a public hearing. This change will help speed up the approval of new housing while maintaining [other opportunities](#) for the public to provide input during the rezoning process.

The ODP will be reviewed in 2030 and every five years after to ensure it continues to respond to emerging challenges, housing needs, and community priorities. The City will provide updates as implementation of the Vancouver ODP progresses.

#### Additional resources

- [Referral report](#)
- [ODP consultation summary report](#)
- [The Vancouver Plan](#)
- [shapeyourcity.ca/ODP](https://shapeyourcity.ca/ODP)

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#### Media contact

[media@vancouver.ca](mailto:media@vancouver.ca)

Note to editors: Please see amended motions below. This is a draft copy provided for your understanding. The published minutes are the official record of the meeting.

A. THAT Council approve, in principle, the adoption of the Vancouver Official Development Plan By-law generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment 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, in principle**, the by-law to repeal the Regional Context Statement Official Development Plan, generally in accordance with

B. Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Regional Context Statement Official Development Plan generally in accordance with Appendix B of the Report.

C. THAT, subject to the approval of Recommendation A, Council approve, in principle, the by-law to repeal the Greenhouse Gas Emission Reduction Official Development Plan, generally in accordance with Appendix C, by enacting the by-law attached as Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Greenhouse Gas Emissions Reduction Official Development Plan, generally in accordance with Appendix C of the Report.

D. THAT Council receive for information the Vancouver Official Development Plan Monitoring Framework, as attached in Appendix D of the Report.

E. THAT, subject to the approval of Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council consequential amendments to various land use documents, generally as presented in Appendix E of the Report.

F. THAT Council receive for information the Vancouver Official Development Plan Consultation Summary, generally as attached in Appendix F of the Report.

G. THAT Council receive for information the technical memorandum on population projections as attached in Appendix G of the Report.

H. THAT Council consider the financial planning documents and policies discussed in Appendix H of the Report and deem them to be the relevant documents and policies Council is required to consider under section 562.02 (5) (a) of the Vancouver Charter.

I. THAT Council consider the discussion of waste management plans and considerations in Appendix I of the Report, as required by section 562.02 (5) (b) of the Vancouver Charter.

J. THAT, subject to the enactment of the Vancouver Official Development Plan By-law in accordance with Recommendation A of the Report, Council rescind the Vancouver Plan that was adopted by Council in July 2022.

K. THAT, subject to Council approval of Recommendation A, Council approves in principle amending the proposed Vancouver Official Development Plan by:

- a. Changing the proposed Generalized Land Use designation for 320-360 West 2<sup>nd</sup> Ave. (the "Property") to Mixed Use High Rise 2; and
- b. Changing the proposed use of the Property in the Regional Context Statement from Industrial to General Urban to reflect the outcome of the public hearing where Council determined that the municipal flexibility clause in section 6.2.7 of the Metro 2050 Regional Growth Strategy permitted the change.

FURTHER THAT, subject to the enactment of the Vancouver Official Development Plan By-law, the Director of Legal Services be instructed to bring forward for enactment these amendments to the Vancouver Official Development Plan provided that the conditions of enactment for the proposed CD -1 By-law for the Property that was approved in principle by Council on January 27, 2026 have been satisfied, such that these amendments to the Vancouver Official Development Plan and the CD-1 By-law are brought forward for enactment at the same meeting of Council.