



What you need to know about Vancouver's Official Development Plan (ODP)

In 2024, the Province introduced new legislation (Bill 18) that will require the City of Vancouver to create a single city-wide Official Development Plan (ODP). You may have already heard of the Vancouver Plan (2022), the City's framework for creating a more livable, affordable, and sustainable city for everyone. **The Vancouver ODP builds on the Vancouver Plan, adding what's required to respond to provincial legislation and reflect Council-approved policies. Here's what you need to know.**

Legislated Requirements

Under Bill 18, we are required to have an initial city-wide ODP by June 30, 2026, and to integrate existing area-specific ODPs into a single city-wide ODP by June 30, 2030. The City currently has 11 area-specific ODPs, along with three city-wide and subject-related ODPs, which will be unified under the new Vancouver ODP.

Additionally, Bill 18 prohibits public hearings for projects that are consistent with the ODP and have at least 50% residential housing. Public hearings will continue for projects that are not consistent with the ODP. Council adopted the staff report making modifications to the City's Procedure By-law to implement sections of Bill 18 on July 10, 2024, which can be found [here](#).

To determine whether an application is consistent with the ODP, the main tool will be the Generalized Land Use (GLU) Map and associated land use designations, which will show what can be built where under current zoning and rezoning policies.

Project timeline

The process to create the Vancouver ODP will include the following key stages:

- ODP Development (Summer 2024 – late 2025)
- Draft ODP for public review (late 2025)
- First version ODP (Adopted by June 30, 2026)
- Second version ODP integrating all existing ODPs (by June 30, 2030)
- Reviews every 5 years – alongside the Housing Needs Report and updated as needed to stay current and effective

What is the ODP?

The new Vancouver ODP will be a long-range vision for the community that guides and shapes growth, planning, and land use over the next 20-30 years and beyond. It's like a roadmap for the city's future. Once adopted, all by-laws enacted or works undertaken must be consistent with the plan.

The ODP will be a policy document adopted by by-law. The ODP will not replace area plans for specific neighbourhoods and zones in the city.

What is the Vancouver Plan, and how does it relate to the ODP?

The Vancouver Plan guides long-term growth in our city. It is the result of four phases of extensive public engagement and technical work on a wide range of topics such as housing, arts and culture, climate and transportation.

The plan focuses on three big ideas identified through the public engagement process:

- Equitable housing and complete neighbourhoods,
- An economy that works for all, and
- Swift action to address climate change.

The Vancouver Plan will transition into the Vancouver ODP, keeping existing content and adding what's required to respond to provincial legislation and reflect Council-approved policies.

Will there be public consultation about the ODP?

Yes. There will be an opportunity for the public to review and comment on the draft Vancouver ODP in late 2025.

The Vancouver ODP is the continuation of the Vancouver Plan, which involved extensive engagement with the public, community groups, First Nations, Metro Vancouver Aboriginal Executive Council, stakeholders, and equity-denied groups. We are grateful to the thousands of people who provided feedback and ideas during the making of the Vancouver Plan. These will continue to be reflected as we adapt the Vancouver Plan into an ODP by-law.

Consultation in the current phase will be focused on the outstanding pieces of work required for the ODP, which are more technical and administrative. First Nations, adjacent municipalities, school boards, and regional, provincial and federal boards and agencies will be invited to participate as required by Provincial legislation.

Why is Bill 18 removing public hearings?

Bill 18 aims to speed up approvals and provide confidence to the public and applicants in the implementation of the ODP so we can build the homes our growing city needs. One way to do that is to remove the requirement for public hearings for proposals that are consistent with the ODP.

This saves time and resources while ensuring new developments align with our shared local and regional vision.

While public hearings can serve an important role, the Public Hearing stage is late in the rezoning process where opportunities to influence the outcomes are more limited. The process can also pose inequities for the public to participate, in terms of access and timing.

We are focusing on providing the public with opportunities to shape the outcome during the planning stage, ensuring representation and participation by as many members of the community as possible.

Without public hearings, how will people have their voices heard?

We recognize the need to balance important public engagement while reducing barriers for development proposals that meet the goals of the Vancouver ODP. While public hearings are prohibited under Bill 18 for certain projects, we will continue to ensure your voice is heard through:

- **Engaging earlier in the process:** We will share the draft ODP for public review and feedback in late 2025.
- **Shape Your City Platform:** This online platform will be our primary tool for ongoing public engagement for rezoning applications. Each application will have a dedicated page and comment box.
- **Workshops and Open Houses:** We will continue to hold in-person and virtual workshops and open houses as needed, to gather feedback and provide information about development proposals. These will be widely publicized to encourage participation.

Additional engagement will be undertaken during the area planning process, and all existing City rezoning engagement processes will continue, including the ability to submit comments and feedback to Staff and Council for consideration prior to making a rezoning decision.

Is the Vancouver ODP a rezoning policy?

The Vancouver ODP is not itself a rezoning policy. The ODP will be adopted by by-law and will serve as direction for Council when making decisions on rezoning applications, infrastructure investments and other matters affecting development that must be consistent with the ODP. The ODP will include high-level guidance and a Generalized Land Use plan outlining existing rezoning enabling policies established through Council-adopted area plans. The Vancouver Plan (2022) included a [Land Use Strategy Map](#) which will continue to outline a unified vision for how the city will grow and develop over the decades to come, but it is also not a rezoning enabling policy.

The policies contained in the ODP will be implemented over time through:

- Area plans
- Rezoning policies
- [Zoning and Development By-law](#)
- Other works undertaken

Will the ODP take away from distinct neighbourhood characteristics?

No, the ODP is a high-level, long-range vision. Drawing directly from the Vancouver Plan, it will recognize that some areas, such as Gastown and Chinatown, have distinct neighbourhood characteristics that should be accounted for but will not address them in depth. Area plans will provide detailed direction for these neighbourhoods that reflects their unique contexts.

What about area plans? How do they fit into this?

Area plans provide detailed direction on future land use, development, and building form at the local level, advancing the broader regional goals set by Metro 2050 and reflected in the Vancouver ODP. The public will continue to have opportunities to provide input into future area plans.