



REFERRAL REPORT

Report Date: May 19, 2026
Contact: Simon Jay
Contact No.: 604.829.2004
RTS No.: 18630
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)

Recommendation to refer

THAT the *Vancouver Official Development Plan* amendment, rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary *Vancouver Official Development Plan* amendment and zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by JWest Foundation, on behalf of Jewish Community Centre of Greater Vancouver, the registered owner of the lands located at 940-950 West 41st Avenue [PID 009-326-472; Lot 27, Except Part in Plan 13567 of Lot A Block 1008 District Lot 526 Plan 10622], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise and Mixed-Use High-Rise 1 to Mixed-Use Low-Rise and Mixed-Use High-Rise 2, and to alter the boundaries between the two Generalized Land Use designations, be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT subject to the approval of Recommendation A, the application to amend CD-1 (285) (Comprehensive Development) District By-Law No. 6963, to increase the maximum floor space ratio (FSR) from 4.49 to 5.77 and to increase the maximum building height from 88.0 m (289 ft.) to 136.0 m (446 ft.), to permit the development of two towers containing 630 rental units, of which at least 20% of

the residential floor area will be secured as non-profit operated rental housing, and a private childcare, a six-storey building containing a private school, and a replacement Jewish Community Centre, be approved in principle;

FURTHER THAT the draft CD-1 Amendment By-law, prepared in accordance with Appendix B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects, received on October, 6, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C for the enactment of the CD-1 Amendment By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 Amendment By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, zoning amendment and the Housing Agreement described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 Amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to amend the *Vancouver Official Development Plan (ODP)* and CD-1 (285) (Comprehensive Development) District By-Law No. 6963 for the site at 940-950

West 41st Avenue. The proposal is to change the Generalized Land Use (GLU) designation in the *Vancouver ODP* from Mixed-Use Mid-Rise and Mixed-Use High-Rise 1 to Mixed-Use Low-Rise and Mixed-Use High-Rise 2 (including altering the boundaries between the two GLU designations), and to amend CD-1 (285) (Comprehensive Development) District.

The proposal amends the existing CD-1 (285) zoning to increase heights and density. It also changes permitted uses, building placement, project phasing and CD-1 sub-areas. The proposed four-phase development contains two towers of 39- and 37-storeys, two six-storey buildings, 630 market rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing, a private childcare, a private school and a replacement Jewish Community Centre (JCC). A maximum floor space ratio (FSR) of 5.77 and a maximum height of 136.0 m (446 ft.) are proposed.

The proposed height on the western portion of the site exceeds the *Vancouver ODP* height range of the current GLU designation (Mixed-Use High-Rise 1), which was based on the current CD-1 sub-areas.

As this rezoning application requires an amendment to the *Vancouver Official Development Plan*, a Public Hearing is required in accordance with section 559.02(1) of the *Vancouver Charter*.

The review of this application was predominantly guided by processes and policies in effect prior to enactment of the ODP on March 31, 2026. Following enactment of the *ODP By-law*, this application is now subject to the requirements of the *ODP* and the *Vancouver Charter* with respect to additional consultation and *ODP* review. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix C.

Context and Background

1. Site and Context

The subject site is comprised of one large irregular shaped parcel, located on the south side of 41st Avenue west of Willow Street (see Figure 1), with a frontage on 41st Avenue of 239 m (785 ft.). The site is currently developed with the three-storey Jewish Community Centre (JCC) and surface parking. It is located within 600 m walk of the Oakridge-41st Canada Line Station and has easy access to the R4 rapid bus and frequent bus service on 41st Avenue.

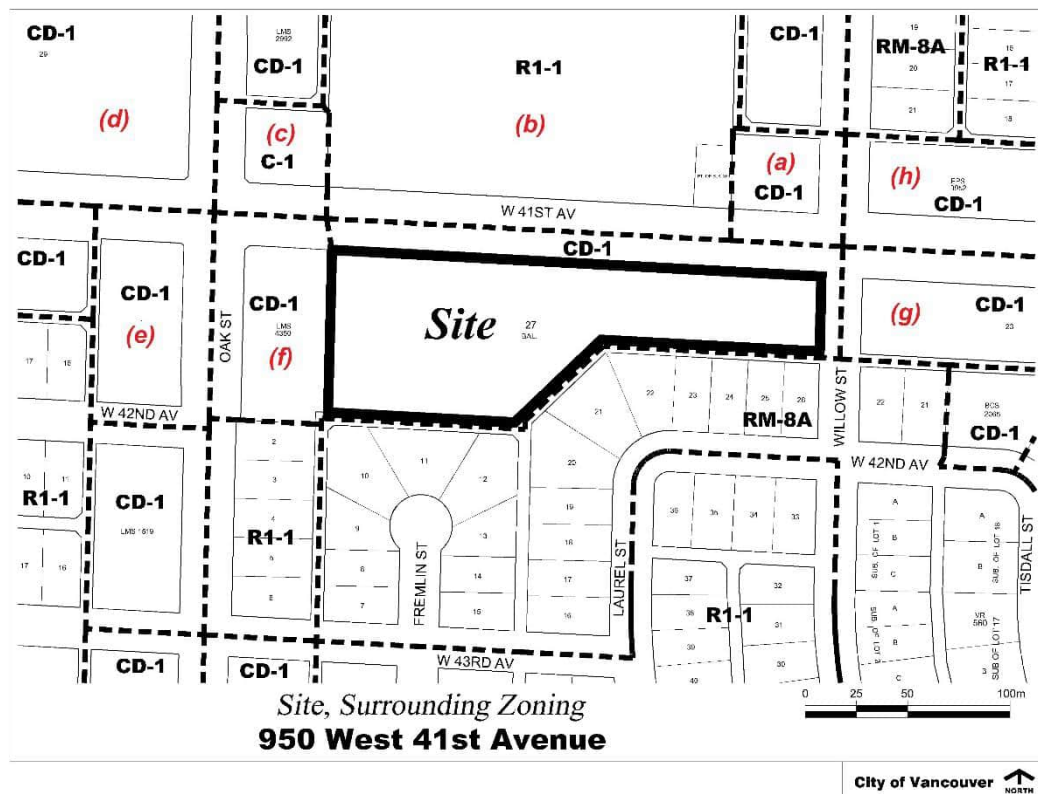
In 2018, Council approved a zoning amendment for the site for a phased redevelopment of the JCC campus with a replacement JCC, 26- and 24-storey residential towers, 299 social housing units and commercial uses. This approved zoning amendment was enacted in September 2025 to enable the construction of the replacement JCC, which has secured capital funding via donations and grants, and also has an approved development permit. However, before enactment the applicant indicated the social housing was no longer viable, and they would be submitting an alternative affordable housing proposal. Staff supported this approach to allow the replacement JCC to proceed.

The surrounding area is undergoing significant change with developments under consideration or approved, including Oakridge Centre, with heights up to 52 storeys, R5-1 zoning allowing up to 26-storeys, and other significant developments listed below (also see Figure 1). To the south

are single detached houses, located in tier 3 of the *Transit-Oriented Areas (TOA) Rezoning Policy*.

- (a) 809 West 41st Avenue (Oakmont Medical Centre); a two-storey commercial building with an [active rezoning application](#) for a 32-storey mixed-use building;
- (b) 929-989 West 41st Avenue (former Oakridge Transit Centre); large 5.79 hectares (14 acres) vacant site with an approved multi-tower development up to 26 storeys;
- (c) 5680 Oak Street; a gas station;
- (d) 5650 Osler Street (Louis Brier Home and Hospital); a two-storey healthcare facility with an [approved Council directions report](#) to explore a multi tower site to replace the care facility and add new housing;
- (e) 5755 Oak Street; a mixed-use development with 25- and 17-storey towers, under construction;
- (f) 5750 Oak Street (Lubavitch Centre): a five-storey mixed-use building owned by a non-profit organization;
- (g) 5718 Willow Street (King David High School); a two-storey private school that is proposed to be relocated to the subject site; and
- (h) 795 West 41st Avenue; a six-storey residential building developed under the *Cambie Corridor Plan*.

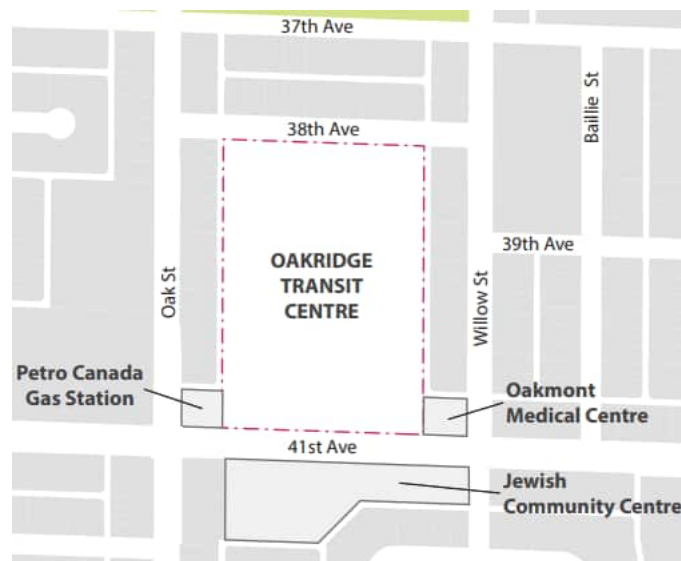
Figure 1: Site and Surrounding Zoning



2. Policy Context

- Vancouver Official Development Plan:** The site has a split Generalized Land Use (GLU) designation of Mixed-Use Mid-Rise and Mixed-Use High-Rise 1, which supports a range of residential tenures in combination with required non-residential uses in buildings up to 12 storeys and up to 26 storeys, respectively.
- Oakridge Transit Centre and Adjacent Sites Policy Statement (OTC Policy):** The *OTC Policy* provides detailed policy guidance for the former Oakridge Transit Centre site, as well as high-level guidance for three adjacent sites (Figure 2), including JCC.

Figure 2: Four sites identified in the OTC Policy



Subsection “9.2.3 Jewish Community Centre” provides direction for renewal and expansion of the JCC, and includes guidance on mix of uses, built form, and public realm improvements. Building heights should be respectful of the existing and future neighbourhood context, but no maximum density is provided.

- Cambie Corridor Plan:** OTC and the adjacent sites, which include the Jewish Community Centre, are located within the Oakridge Municipal Town Centre (MTC) sub-area of the *Cambie Corridor Plan*. The *Cambie Corridor Plan* intentionally does not provide specific policy direction for these four sites, instead deferring to the *OTC Policy* for guidance. The *Cambie Corridor Plan* provides direction for the surrounding MTC sites, for which the redevelopment of the OTC and adjacent sites should respond to.
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the Oakridge-41st Avenue Station TOA, which enables up to eight storeys and 3.0 FSR. Where a TOA is located within an area plan, development can be enabled by either the area plan or the *TOA Rezoning Policy*. As the *OTC Policy* allows more height for this site, the application is being assessed under the *OTC Policy*. However, the *TOA Rezoning Policy* changes the surrounding context beyond what was envisioned in the *Cambie Corridor Plan*, allowing up to eight storeys and 3.0 FSR for properties to the south of the site.

- **Rezoning Approval:** In 2018, Council approved a maximum height of 88 m (289 ft.) and a floor space ratio (FSR) of 4.49. The CD-1 (285) amendment was enacted on September 16, 2025.
- **Rezoning Policy for Sustainable Large Development:** This policy applies to developments with more than 8,000 sq. m (1.98 acres) site size, or more than 45,000 sq. m (484,375 sq. ft.) of new floor area. It requires projects to demonstrate leadership in sustainability through a variety of approaches.
- **Housing Needs Report:** The *Vancouver Charter* requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal amends CD-1 (285) to increase heights and density, change permitted uses, building placement, project phasing and sub-areas. The proposal is for a phased development containing two towers (37 and 39 storeys) and two six-storey buildings (Figure 3), with a floor space ratio (FSR) of 5.77, and a maximum height of 136.0 m (446 ft.).

Figure 3: Project Perspective Looking Northwest



Figure 4: Four Development Phases



The four development phases are:

- Phase One: Replacement of the private non-profit Jewish Community Centre (JCC), which has an approved development permit and the applicant expects to start construction by the end of 2026. The approved development permit has a lower height and density than the existing CD-1 (285) and this rezoning application aligns the CD-1 with the approved development permit.

Figure 5: Jewish Community Centre (JCC) Comparison

	Density (excluding childcare¹)	Height
Existing JCC	8,797 sq. m (94,987 sq. ft.)	Three storeys, max height 15.5 m (51 ft.)
JCC in existing CD-1. Rezoned 2018, enacted 2025	19,803 sq. m (213,151 sq. ft.)	Nine storeys, max height 37 m (121 ft.)
JCC in approved development permit (DP) and this rezoning proposal	16,049 sq. m (172,750 sq. ft.)	Six storeys with a partial basement, max height 33.4 m (110 ft.)

1. Childcare has been excluded, because the phasing is different which makes it difficult to compare

The proposed six-storey (with partial basement) JCC contains a 415-seat theatre, the Vancouver Holocaust Educational Centre, an aquatic centre, a fitness centre, a 65-space private childcare, senior’s daycare, youth centre, arts and cultural space, community organizations’ office space, and a cafeteria.

- Phase Two: Demolition of the existing JCC, and the development of a 10,313.7 sq. m (111,018 sq. ft.) six-storey (with partial basement) private Jewish school (replacement King David High School), which is being relocated from the neighbouring lot.

- Phase Three: Develop new school playing field for King David High School, and four levels of underground parking for JCC and King David High School, which will be accessed via a site entrance from 41st Avenue.
- Phase Four: Two towers of 39- and 37-storeys with 630 market rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing. It also includes a 37-space private childcare facility and four levels of parking accessed from the lane. The proposed tower heights are 136.0 m (446 ft.) and 131.0 m (430 ft.).

Phases One to Three are located in CD-1 sub-area A, with a maximum building height of 35.0 m (115 ft.). Phase Four is located in CD-1 sub-area B, with a maximum height of 136.0 m (446 ft.).

2. Policy Analysis

Vancouver Official Development Plan

An amendment to change the Generalized Land Use (GLU) designation for this site to Mixed-Use Low-Rise and Mixed-Use High-Rise 2 can be supported as the proposal generally aligns with the Urban Structure Strategy and key *ODP* objectives by expanding community infrastructure and providing new purpose-built rental housing near rapid transit.

The site is located within the Municipal Town Centre (MTC) in the Urban Structure Strategy (the “Strategy”), which anticipates a mixed-use centre with significant housing and jobs space, services, and amenities, and higher buildings in strategic locations. The Strategy illustrates the long-term vision for growth and change over the coming decades, and any changes to a site’s anticipated height or density should occur through detailed area planning work. The Strategy serves as a preliminary guide only, and is to be accompanied with additional analysis and consideration within the broader neighbourhood context. Extensive area planning work was undertaken for the MTC through the *Cambie Corridor Plan* and the *Oakridge Transit Centre and Adjacent Sites Policy Statement* and the proposal generally aligns with the intent of those policies and the MTC neighbourhood type.

The proposed mixed-use site includes a suite of community amenities, supporting a number of *ODP* policy directions and objectives pertaining to community infrastructure (Directions 7.1, 7.3 and 7.7) and arts and culture (Direction 8.2). The proposal includes securing 20% of the residential floor space as non-profit operated rental housing, supporting *ODP* policy directions related to community housing (Direction 1.4) and rental housing (Direction 1.6).

The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the *Vancouver Charter*.

Oakridge Transit Centre and Adjacent Sites Policy Statement (OTC Policy)

The *OTC Policy* recognizes JCC as an important cultural and recreational facility and allows for expansion via rezoning. The policy anticipates that at the time of rezoning, consideration should be given to the replacement of the existing community centre, expanded program, new uses, and potential phasing challenges; the City’s goals for affordable housing, public benefits, amenities, and sustainability; and design considerations for height and density, circulation, scale, and neighbourhood context.

The neighbourhood and policy context have changed significantly since the *OTC Policy* was approved in 2015. The *OTC Policy* is based on several repealed policies including *Cambie Corridor Plan* (phase two), *CityPlan* and the *Oakridge Langara Policy Statement*. It also predates the *Vancouver Official Development Plan*, *Cambie Corridor Plan* (phase three), *TOA Rezoning Policy*, and the R5-1 district schedule. The neighbourhood is undergoing significant change with the construction of Oakridge Centre, and the approval and/or construction of other buildings on 41st Avenue and Cambie Street (see Figure 1).

The application is respectful of the future emerging neighbourhood context and it generally meets the intent of the *OTC Policy*.

3. Form of Development

This application is considered under the *OTC Policy* and is consistent with the intent of the *OTC Policy* for two towers of 39 and 37 storeys, a six-storey new school and six-storey community centre (See Figure 2). The proposal generally meets the expectations for tower form and separation, setbacks and amenities.

Staff reviewed the site-specific conditions and concluded that the proposal is appropriate for the context, and generally meets the urban design objectives of the *OTC Policy* for height, density, massing and other urban design guidelines. Refer to the Urban Design Analysis Summary below and conditions in Appendix C.

Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Comments
Height	Respectful of the existing and future neighbourhood context (<i>OTC Policy</i>)	37 and 39 storey towers 6 storey school	Incremental shadows on surroundings with minimal impacts to the public realm.	While taller towers cast longer shadows, the location of towers to align with west property line results in improved access to daylight to minor plaza at entry to OTC and along north side of 41st Avenue.
Density	Not specified	5.77	Shadowing, bulk	Staff recommend support as it is meeting urban design performance
Tower Floor Plate	603.9 sq. m (6,500 sq. ft.) per <i>Cambie Corridor Plan</i>	713.5 sq. m (7,600 sq. ft.)	Shadowing, bulk and massing. The overage in floor plate size is approximately 17%	Nominally exceeds the direction of the <i>Residential Tower Floor Plates Bulletin</i> , resulting in increased perceived bulk and incremental shadowing on immediate public realm. Staff recommend support given minimal shadow impacts on public spaces and meets 80 ft.

				required separation between towers and future towers to west.
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Urban Design Panel (UDP): The Urban Design Panel reviewed the project on January 28, 2026 and supported this application with recommendations to improve public realm interface, tower massing and livability. Refer to the full [meeting minutes](#) for the Panel's recommendations.

Natural Assets: The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Seventeen on-site trees and 21 City-owned street trees are proposed for removal, and two street trees and 12 neighbouring trees are proposed for retention. Approximately 170 new on-site trees and replacement street trees are proposed. The final numbers of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

4. Housing

This application, if approved, would add 630 units to the City's inventory of rental housing, including 20% of the floor area as non-profit operated rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Appendix E, Figure 1).

- **Housing Mix:** The project proposes 40% two- and three-bedroom units, thereby meeting the *OTC Policy* which requires a minimum of 35% family units, including a minimum of 25% two-bedroom and 10% three-bedroom units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements in both the market rental and non-profit operated rental housing portions.
- **Average Rents and Income Thresholds:** The proposed rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Appendix E, Figure 2. To support project viability, there is no additional affordability requirement for the non-profit operated rental housing units; however, non-profit operated housing removes the profit motive which results in greater long-term affordability compared to standard market rental housing, and the affordability of the non-profit operated units would deepen over time as the financing costs decrease.
- **Non-profit Affordable Rental Housing Operator:** The owner will lease not less than 20% of the dwelling unit area to a non-profit housing operator. A non-profit housing operator is generally defined as a non-profit society that works under long-term leases and operating agreements with the City, senior government partners (such as BC Housing), and other community organizations to provide affordable, below-market housing to low- and moderate-income residents.
- **Security of Tenure:** All 630 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The Housing Agreement will secure that the owner will lease or transfer ownership of not less than 20% of the dwelling unit area to a non-profit corporation.
- **Tenants:** The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants

are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

5. Jewish Community Centre, Private Childcare and Private School

The proposal aligns JCC with the approved Phase One development permit, which is an expansion of the existing JCC but smaller than the approved 2018 rezoning (see Figure 5).

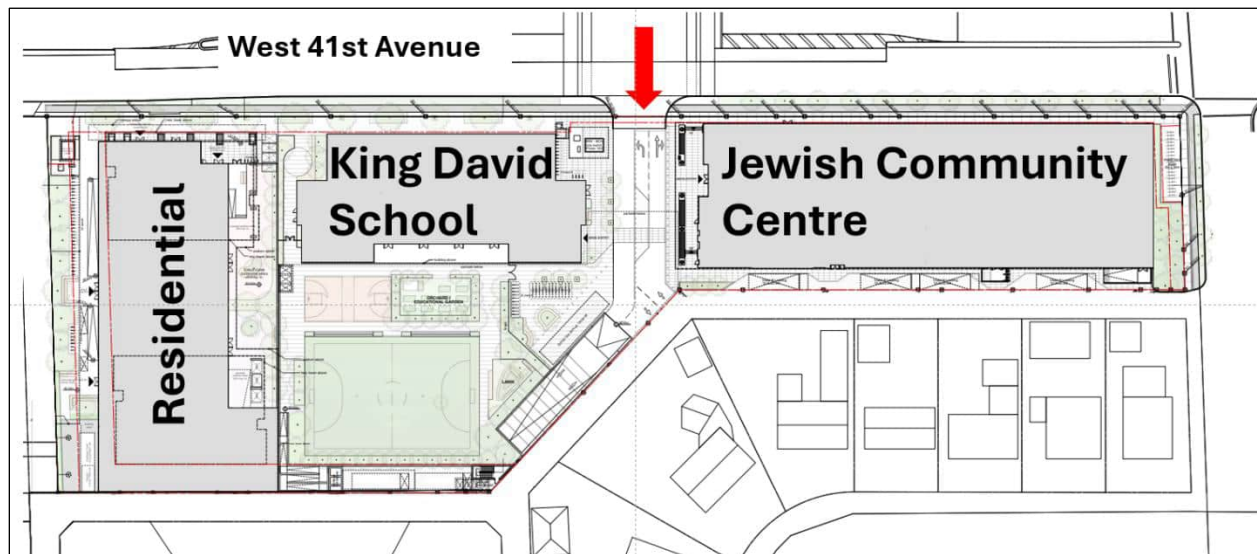
There are two privately-owned and operated childcare facilities proposed; a 62-space childcare in the community centre as part of Phase One, and a 37-space childcare in a residential building as part of Phase Four. The two childcares will occupy a total of 2,024.6 sq. m (21,793 sq. ft.) of indoor space and will have additional contiguous outdoor play spaces.

As these will be privately-run childcare facilities, the future operator(s) will be determined by the applicant. The facilities will be subject to further design reviews during development permit processes and are expected to be licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CFFL). Private childcare facilities are captured as a commercial use in the CD-1 By-law. Should this space not be tenanted by a private childcare operator, the floor area can be used as commercial.

A new 10,313.7 sq. m (111,018 sq. ft.) King David High School is proposed on-site. King David High School is currently located a block to the east at 5718 Willow Street. The new King David High School is not a public benefit, as it is a fee-paying private school.

6. Transportation and Parking

Figure 6: Site Plan



Access to the community centre and school is proposed via a new road and pedestrian entrance from 41st Avenue into the site, which leads to underground parking below the school playing field (Figure 6). There is separate pedestrian access to the residential towers and childcare, and parking for the residential towers is proposed to be accessed via the rear lane. There is no proposed permeability through the site due to safety and security concerns. However, the site is located within the Oakridge Municipal Town Centre, has a 239 m frontage on 41st Avenue, and future neighbouring developments will include ground floor commercial

space. Therefore, staff have included conditions in Appendix C, to make the vehicle and pedestrian entrances more functional and inviting.

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit, per the Parking By-law.

7. Public Consultation

Vancouver ODP Amendment Consultation

Per Council's direction on March 31, 2026 (RTS [18514](#)), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵw̓x̓w̓ú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and *Vancouver ODP* amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix D).

A list of in-stream rezoning applications now subject to the *ODP* were shared with the Local Nations in early March. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of May 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/950-w-41-ave-3>

In total, approximately 113 submissions were received. Comments supported the housing, the proposed improvement of the neighbourhood, and new public amenities that would be provided. Concerns included impacts from construction fatigue, traffic congestion, and the tower height and its impact on the neighbourhood. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

8. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Jewish Community Centre:** JCC is a private non-profit but provides spaces and programming that are open to the public.
- **Development Cost Levies (DCLs):** Based on December 2025 rates, it is expected that the project will pay \$17,599,014 for the residential and commercial floor area, \$113,244 for the private school use, and \$10 per building permit for the community centre.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the cost of the community centre and securing the 20% residential floor area as non-profit operated rental housing, no CAC is anticipated.

- **Public Art:** The public art contribution is estimated to be \$1,643,301 based on the current (2016) rate.

Financial Implications

This project is expected to provide 630 market rental units, with a minimum of 20% of the residential floor area as non-profit operated rental housing, DCLs, as well as a public art contribution. See Appendix F for additional details.

Conclusion

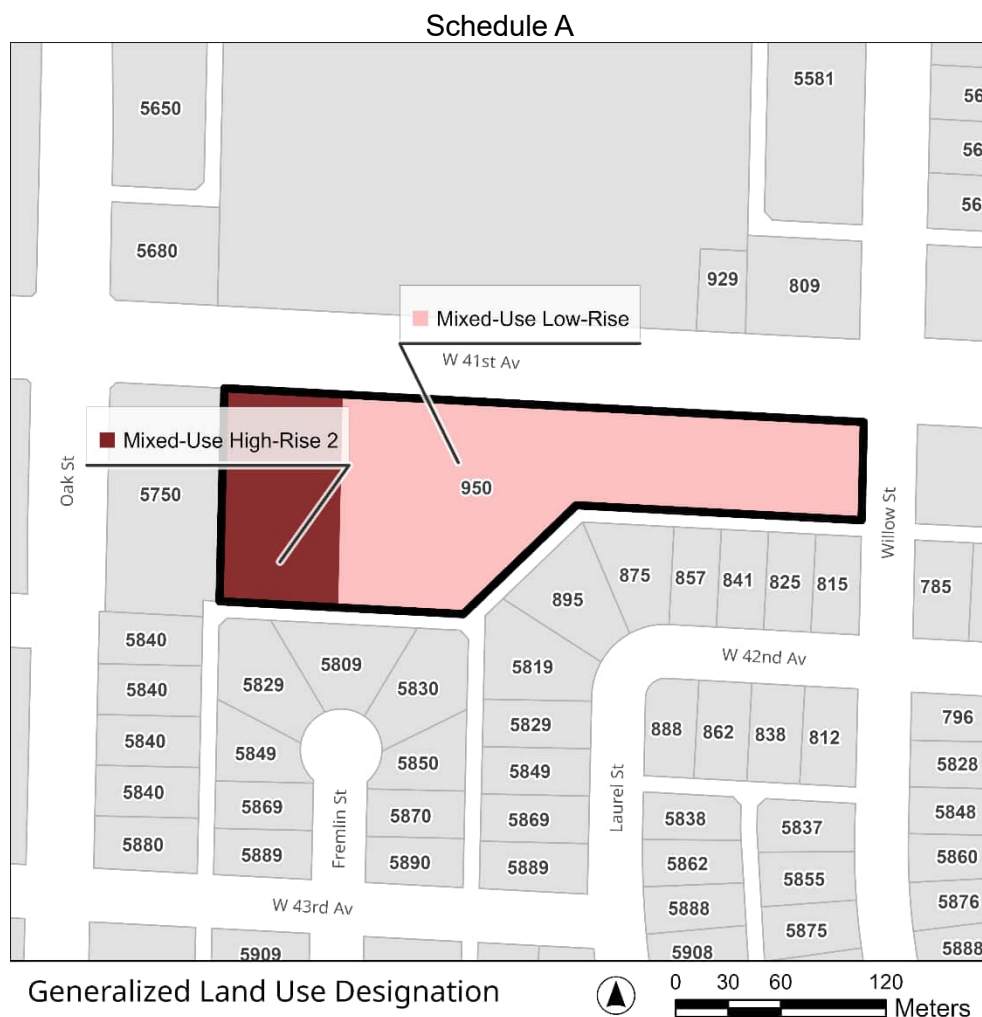
An amendment to change the Generalized Land Use designations in the *Vancouver Official Development Plan* to Mixed-Use Low-Rise and Mixed-Use High-Rise 2 is required to make this amendment to CD-1 (285) consistent with the *ODP*. The proposed land use, form of development and public benefits are generally consistent with the intent of the *Oakridge Transit Centre and Adjacent Sites Policy Statement*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *ODP* amendment in Appendix A and the CD-1 by-law in Appendix B subject to conditions contained in Appendix C.

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**APPENDIX A
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
to redesignate 940-950 West 41st Avenue to Mixed-Use Low-Rise and Mixed-Use High-Rise 2**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A of the Vancouver Official Development Plan By-law No. 14660.
2. Council amends the Generalized Land Use designations of the lands identified in the map attached to this by-law as Schedule A by amending Map 4 to redesignate the site to Mixed-Use Low-Rise and Mixed-Use High-Rise 2, as shown on Schedule A, and amends all corresponding illustrative maps in Part 4 accordingly.
3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
4. This by-law is to come into force and take effect on the date of its enactment.

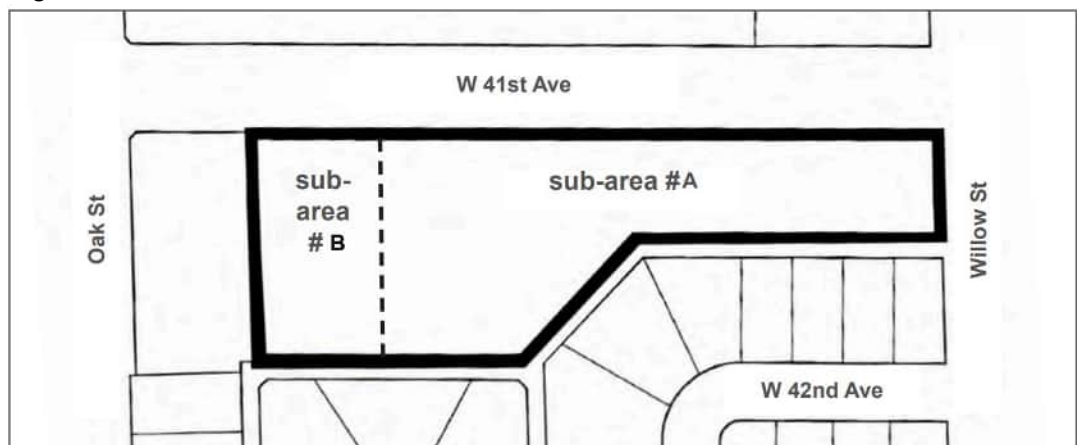


APPENDIX B
940-950 West 41st Avenue
DRAFT CD-1 (285) AMENDMENTS

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law No. 6963.
2. Council strikes out section 2 and substitutes the following:
 - “2. The site is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purposes of establishing the minimum required floor area for non-residential uses in sub-area B and the maximum permitted building height for each sub-area.

Figure 1



3. Council renumbers sections 3.1, 3.2, 4.1, 4.2, 5.1 through 5.6, 6, 7.1 through 7.6, 8, 9 and 10 as sections 4.1, 4.2, 5.1, 5.2, 6.1 through 6.6, 7, 8.1 through 8.6, 9, 10 and 11, respectively.
4. Council adds a new section 3 as follows:

“Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.3 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) non-profit operated rental housing” means rental housing which is owned or leased by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada.”

5. Council strikes out section 4.2 and substitutes the following

“

4.2 Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;
- (c) Institutional Uses;
- (d) Live-Work Use;
- (e) Manufacturing Uses;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.”

6. Council strikes out sections 5.1 and 5.2 and substitutes the following:

“5.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

5.2 The design and layout of at least 35% of the total number of non-profit operated rental housing units, and at least 35% of the total number of other dwelling units, must:

- (a) be suitable for family housing;
- (b) have 2 or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.3 A minimum of 20% of the total dwelling unit area must be used for non-profit operated rental housing.

7. Council strikes out section 6.2 and substitutes the following:

“6.2. The floor space ratio for all uses must not exceed 5.77, except that:

- (a) the floor space ratio for residential uses must not exceed 3.65; and
- (b) the total floor area for non-residential uses in sub-area B must not be less than 429 m².

8. In section 6.4, Council adds “and dwelling unit area” after “floor area”.

9. Council strikes out section 6.5 and substitutes the following:

“6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) unenclosed outdoor areas underneath the building overhangs at or above grade, except that such areas must remain unenclosed for the life of the building,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.”

10. Council strikes out section 6.6 and substitutes the following:

“6.6 The use of floor area excluded under sections 6.4 and 6.5 must not include any use other than that which justified the exclusion.”

11. Council adds a new section 6.7 as follows:

“6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the non-profit operated rental housing units as storage area.”.

12. Council strikes out section 7 and substitutes the following:

“7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Table 1: Permitted Building Height

Sub-area	Building height
A	37.0 m
B	136.0 m

”

13. Council strikes out sections 8 and 9 in their entirety, including the headings, and substitutes the following:

“Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.”

14. Council renumbers sections 10 and 11 as sections 9 and 10.

* * * * *

APPENDIX C CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by Acton Ostry Architects, received on October 6, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to improve public realm interface along West 41st Avenue.

Note to Applicant: This may be achieved by:

- (a) Further exploring pedestrian realm at interface with 41st Avenue to create more opportunity for porosity, activation and greater visual interest.
- (b) Considering relocation of school entry to further animate interface with 41st Avenue and relieve congestion in active link between school and community centre.
- (c) Creating a more inviting character to west mews to balance utilitarian function of bike parking with a welcoming character to south tower building entrance. Relocation of generators is encouraged.

1.2 Design development of towers to reduce visual bulk and massing.

Note to Applicant: This may be achieved by:

- (a) Exploring alternatives to tower “banding” to achieve a more slender tower form expression.
- (b) Exploring strategies to create more space and light between daycare at podium base and west face of school.
- (c) Considering articulation of south tower to acknowledge adjacencies to lower-scale buildings to south.

1.3 Design development to improve livability of project.

Note to Applicant: This may be achieved by:

- (a) Locating units such that their primary outlook is other than into the 80 ft. tower separation for improved light and views to main living spaces.

- (b) Considering strategies to minimize shadowing on outdoor childcare area.

Landscape

- 1.4 Design development to deliver a high-quality public realm interface and pedestrian experience. This includes, but is not limited to:
 - (a) West 41st Avenue frontage – provide on-site improvements including public seating, planting, unique paving treatments, focusing improvements along the building edge to keep pedestrian activity away from the busy arterial. Explore ways to provide on-site tree planting off slab.
 - (b) Lane - provide design features and enhancements that mitigate the blank wall along the lane. This may include introducing planting and trellises, murals or unique wall treatments. Where the wall is acting as a guardrail or fence, introduce metal/wood fencing or glass guardrails with planting for screening to reduce the height of walls.
 - (c) Private road – consider ways to prioritize pedestrian movement through this area by utilizing special paving treatments and widening the pedestrian path along the edge of the phase 1 development to the lane.
 - (d) Where fencing and walls are necessary, consider replacing solid barriers with more permeable and pedestrian-friendly elements (e.g., wood or metal fencing with integrated planting), and removing gates or other features that restrict public access to the extent possible. Provide pedestrian lighting in courtyard and along pedestrian routes.
- 1.5 Demonstrate additional on-site improvements to enhance urban tree canopy, ecology and biodiversity and to clarify tree management. This can be achieved by:
 - (a) Provide replacement tree planting per Protection of Trees Bylaw, prioritizing at grade tree planting. Explore opportunities to locate them on the ground and in the ground utilizing underground parkade setbacks.
 - (b) Increase planted areas within the courtyard and on the roof levels including a biodiverse planting palette of shrubs, groundcovers, perennials and tree species.
 - (c) Explore retention of on-site trees 224 and 225.

Note to Applicant: The intent is to ensure that design revisions are still providing a similar level of ecological enhancements as those proposed in the original rezoning application. Retention of trees 224 and 225 may require relocation of proposed BC hydro vault.
- 1.6 Design development to improve the usability of the pedestrian route (currently a ramp) to the lane from the courtyard. This may be achieved by providing a wider route with a stair, creating more direct access and clear sight lines to the lane.
- 1.7 Provision of an updated arborist report indicating tree protection measures required for successful neighbour tree retention, including canopy protection and outline necessary coordination of retaining wall protection/replacement with project engineers or other qualified professionals.

Note to Applicant: Any proposed neighbour or shared property tree removals require a letter of consent.

Sustainability

- 1.8 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended November 27, 2024) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements

Housing

- 1.9 The proposed unit mix, including 123 studio units (20%), 255 one-bedroom units (40%), and 184 two-bedroom units (29%), and 68 three-bedroom units (11%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the rental units, including 35% of the non-profit operated rental housing units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.10 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m. (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

- (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin.

- 1.11 The non-profit operated rental housing units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed non-profit operated rental housing units and market rental units on the architectural drawings.

Employment Lands

- 1.12 Explore activating the 41st Avenue frontage.

Note to Applicant: The 2018 approved rezoning had good permeability between the community centre and 41st Avenue, including several retail/service units and the entrance to the JCC café. Also 41st Avenue is a major east/west connector, and the Oakridge Transit Centre development across the street will have contiguous retail along 41st Avenue.

Childcare

- 1.13 Design the childcare centre to ensure it is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL). This includes complying with the minimum indoor and outdoor space requirements for the intended program(s).

Engineering

- 1.14 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.15 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act

(<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.16 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.17 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.20 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

- (a) Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that the drawings will be revised according to the off-site geometric design which will be provided by the City of Vancouver through the DP process.

- (b) Display of the following note(s):
- (i) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property

may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site design will be according to the City approved geometric design. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

- (iv) “The required Green Infrastructure improvements for 940-950 West 41st Avenue will be as per the City approved design”.

Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 940-950 West 41st Avenue are to be designed and submitted by the applicant in accordance with the City’s [Standard Green Infrastructure design details](#) for City approval.

- (c) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (d) Deletion of all non-standard sidewalk treatments proposed along West 41st Avenue on City property.

Note to Applicant: All proposed streetscape materials on City property to be City standard materials.

Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only. Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (e) Streetscape designed in compliance with Cambie Corridor Plan Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.21 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.22 Provision of the following general revisions to architectural plans, including:
 - (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
 - (b) Identification of columns in the parking layouts;
 - (c) Dimensions of columns and column encroachments into parking spaces;
 - (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (e) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.
- 1.23 Provision of a Final Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
 - (a) A revised groundwater management plan and impact assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Provide a revised hydrogeological study or addendum which addresses the deeper portion of the parkade, as noted in Section 10.0 of the hydrogeological study (dated June 20, 2025).

- (b) Characterization and/or monitoring of soil and groundwater conditions above the proposed slab depth.

Note to Applicant: Provide a revised hydrogeological study or addendum which includes:

- (i) Findings from a site investigation and monitoring of groundwater conditions in any hydrostratigraphic unit that would contribute to groundwater discharge from the site; and
 - (ii) Hydraulic conductivity testing (e.g. slug tests) and analysis.
- (c) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological study or addendum with a seepage analysis which addresses the deeper portion of the parkade, including:

- (i) Consideration of the latest architectural design and lowest slab elevations;
 - (ii) Consideration or discussion of other below-grade building components such as elevator pits.
- 1.24 Compliance with the Zoning and Development By-law (Section 4.3), to the satisfaction of the City, by limiting groundwater discharge into the City collection system and limiting environmental impacts by incorporating:
- (a) Measures to limit groundwater discharge into the City collection system.

Note to Applicant: Subject to the findings of the final hydrogeological study, the City may require that the parkade be tanked below the water table.

Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system. The City shall be notified immediately of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.

Groundwater has been extracted from the site of Oakridge Mall (West 41st Avenue and Cambie Street) since 1958. During this time, groundwater levels are estimated to have been lowered by up to 6 m at Oakridge, with a generally reduced impact the further you are from the site. This artificially low water level is to be roughly maintained by Oakridge, in accordance with their Groundwater Management Strategy, but that may change over time. For additional information, the Groundwater Management Strategy is available through the Land Title Office (<https://ltsa.ca/>). The City of Vancouver is providing

this information for general purposes only, and makes no warranties or representations as to the completeness, accuracy or reliability of this information. Development applicants should retain their own geotechnical and/or hydrogeological expertise in order to determine their best course of conduct, and should not simply rely on this information.

(b) Measures to limit or reduce environmental impacts from groundwater diversion.

1.25 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

(b) Abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.26 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.27 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other

alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- (c) <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.28 Submission to Engineering of an updated architectural plan showing all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

Food Assets

- 1.29 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*. Based on the rezoning application material, the applicant has proposed the development to provide edible landscaping, urban agriculture space, and an organics management system.

Note to Applicant: Staff encourage the Applicant to reach out to further discuss and revise the food assets prior to the development permit submission. Please contact: foodpolicy@vancouver.ca.

- 1.30 Design development to include sufficient allocation of edible landscaping throughout the site and across all phases of the project, consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: The Applicant has indicated that edible landscaping will constitute approximately 10% (about 3,218 sq. ft.) of the overall vegetative cover. A portion of this edible landscaping was proposed within the Community Centre development (separate to this rezoning); however, should that component no longer be delivered, the total provision of edible landscaping is expected to be supplemented elsewhere to maintain the intended allotment.

- 1.31 Design development to include urban agriculture plots and support facilities consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: This site requires a minimum of 840 sq. ft. of urban agricultural space. Staff noted the Applicant is proposing 1,162 sq. ft. of residential urban agricultural space, along with 215 sq. ft. of urban agricultural space on the King David Secondary School campus. At the development permit review for each project phase, the Applicant will

need to confirm in drawings the minimum amount of agriculture space (if changed) and the location of support facilities.

- 1.32 Provide an on-site organics management system with the capacity to divert a significant amount of or all food waste from organics collection streams, consistent with the City's *Sustainable Large Development Administrative Bulletin*, or any other applicable policy at the time of development permit.

Note to Applicant: Staff are generally supportive of the proposed organics management system to be delivered as part of the Community Centre (separate to this rezoning); however, further information is needed to assess this asset (e.g., digester type, capacity, and estimated percentage of waste to be diverted should all be indicated). The Applicant may need to bolster this food asset if only a nominal amount of food waste is identified from the Community Centre (e.g., collect food waste from the future King David Secondary School if there are food service operations). Should an organics management system become not viable, Staff are open to discussing an alternative food asset of similar scale and impact as part of this rezoning.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Provision of an amendment to Services Agreement CB2308113 – CB2308118 to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin Consultants Ltd. dated September 2, 2025, no water main upgrades are required to service the development.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) at 940-950 West 41st Avenue require:
- (i) Separate 113 m of 375 mm and 450 mm COMB and construct of 190 m of 450 mm SAN and 750 mm STM on West 41st Avenue from MH_403076 fronting 940-950 West 41st Avenue to MH_408550 at intersection between West 41st Avenue and Oak Street.
 - (ii) Construct 192 m of 525 mm SAN and 900 mm STM on Oak Street from the MH_408550 at intersection between West 41st Avenue and Oak Street to the MH_403166 at intersection between Oak Street and West 43rd Avenue.
 - (iii) Separate 104 m of 450-900 mm COMB to 525 mm SAN and 900 mm STM on West 43rd Avenue from MH_403166 at intersection between Oak Street and West 43rd Avenue to the MH_1946386 at intersection between West 43rd Avenue and Fremlin Street, connect proposed 525 mm SAN to existing SAN MH_1946388 at the intersection.
 - (iv) Decommission all existing sewer mains not in use under proposed sewer upgrades as per City's engineering specifications and clearly illustrate on relevant engineering drawings.

Note to Applicant: The conditions above provide more detail to the previously approved sewer conditions imposed through the 2018 zoning amendment. As the sewer condition has not changed from what was required through the 2018 zoning amendment, the applicant remains ineligible for a Latecomer Agreement with respect to these works.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The City of Vancouver Council has approved a Vancouver Building Bylaw change effective January 1st, 2026. The onsite rainwater release rate requirement has been updated to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified.

This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

As per Section 2.12 of the Sewer and Watercourse Bylaw #8093, the existing combined, storm and sanitary connections to the site are to be abandoned. Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

Development to be serviced to the new 450 mm SAN and 750 mm STM sewers in West 41st Avenue.

- (c) Provision of street improvements along West 41st Avenue adjacent to the site and appropriate transitions, including:
 - (i) Integral concrete curb and slab at the bus stop on West 41st Avenue per CoV standards;

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (d) Provision of street improvements with appropriate transitions, along the lane south of West 41st Avenue adjacent to the site, including:
 - (i) Relocate lane catch basins to the centerline.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

- (e) Provision of speed humps in the lane south of West 41st Avenue.

- (f) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

- (i) Street improvement along West 41st Avenue adjacent to the site, install a rainwater tree trench (RTT) or bioswale feature to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk/bike lane to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Building foundation design should take Green Infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

- (ii) Where full lane reconstruction is undertaken as part of street improvements along the lane south of West 41st Avenue, install a subsurface infiltration trench to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock. Building foundation design should take Green Infrastructure into consideration to protect the foundation from potential impacts caused by infiltration.

Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

- (g) Provision of Willow Street and West 41st Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

- (h) Provision of new electrical service cabinet/kiosk on Collins Street for new Collins Street and West 41st Avenue traffic signal.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (i) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (j) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as secured housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:

- (a) Subject to paragraph d) below, a no separate-sales covenant with respect to all of the residential units is required.
- (b) A no stratification covenant is required.
- (c) None of the units are to be rented for less than 90 consecutive days at a time.
- (d) A requirement that the owner will lease not less than 20% of the dwelling unit area to a non-profit corporation, as approved by the General Manager of Planning, Urban Design and Sustainability, for a term equal to the longer of 60 years and life of the building, for the purpose of the non-profit corporation operating the dwelling units therein and subletting such dwelling units to individual tenants and the Housing Agreement will include a provision restricting the occupancy of the development until confirmation of such lease has been provided to the General Manager of Planning, Urban Design and Sustainability, to his or her satisfaction.
- (e) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant:

- (i) This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the *Vancouver Charter*.
- (ii) The non-profit corporation leasing 20% of the dwelling unit area should be a non-profit housing operator.

Note to Applicant: following enactment of the CD-1 Amendment By-law, a repeal of the by-law authorizing Housing Agreement registered under nos. CB2308119-CB2308120

(the “Original Housing Agreement”) will be provided to City Council for consideration and upon approval of the repeal, the Original Housing Agreement will be discharged.

Public Art

- 2.3 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts and Culture for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant:

- (a) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, Option B: 80% cash-in-lieu of Art, or Option B1 (time-limited): 60% cash-in-lieu of Art.
- (b) Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred to public hearing as of December 10, 2025 and prior to July 31, 2026.
- (c) Will permit phased delivery of the Public Art or the cash-in-lieu of Art based on the floor area of the Assessable Buildings in each phase.
- (d) Please contact Public Art staff at publicart@vancouver.ca to discuss your application or to set up a meeting to discuss the options further.

Note to Applicant: the Public Art Agreement contemplated above is intended to replace the Public Art Agreement registered under nos. CB2308126 – CB2308131 (the “Original Public Art Agreement”). Following enactment of the CD-1 Amendment By-law, the Original Public Art Agreement will be discharged,

Food Assets

- 2.4 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City’s satisfaction, which agreement(s) may include, without limitation, the following provisions and requirements:

- (a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.
- (b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.
- (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, may in their sole discretion require.

Community Benefits Agreement

- 2.5 As per the City of Vancouver's *Community Benefits Agreement Policy*, the applicant can decide to enter into a Community Benefits Agreement with the City, which will commit the applicant and its development partners to:
- (a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires.
 - (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs;
 - (c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy;

Environmental Contamination

- 2.6 The following conditions must be met prior to enactment of the rezoning:
- (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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**APPENDIX D
ADDITIONAL INFORMATION**

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 5, 2025	https://www.shapeyourcity.ca/950-w-41-ave-3
Postcard mailed	January 14, 2026	2,096 notices mailed (approximate)
Site sign installed	December 19, 2025	n/a
Online comment form	November 2025 to March 2026	111 submissions <ul style="list-style-type: none"> • 98 responses support • 11 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (2 weeks)	January 21, 2026 to February 3, 2026	0 submissions
Other input (phone calls, direct emails, etc.)	November 5, 2025 to March 30, 2026	2 submissions
Total webpage views	November 5, 2025 to March 30, 2026	864 page views
Total Submissions (Comments submitted + questions asked + other input methods)		113 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Community-Led Publicly Accessible campus:** The non-profit developer is community-driven, and they will create a publicly accessible, and self-sustaining community facility. Project is not led by a for-profit developer, and is not dependent on City funding.
- **Community Amenities:** New public amenities that are currently missing from the area, such as a school, childcare, gyms/ recreational centre, auditoriums, and more.
- **Legacy and community identity:** Many respondents' reference the Jewish Community Centre as a cornerstone of the Oakridge area for 60 years, that has generational community ties and holds importance to the neighbourhood.
- **Housing and Density:** The increased height and density will provide much-needed housing (including rental and below-market options), thereby helping to address Vancouver's ongoing housing challenges.
- **Financial Responsibility:** Project is being funded with no cost to the City of Vancouver.
- **Alignment with Transit, Growth, and City policy:** The project aligns well with major transit access and the broader Oakridge redevelopment, making it an ideal location for increased density and community facilities.

Areas of concern:

- **Construction Fatigue:** Residents feel overwhelmed by the cumulative construction in the Oakridge area and believe adding another major project would severely worsen ongoing noise, disruption and quality of life.
- **Traffic and Parking:** Local roads, especially Oak Street, are already over capacity and cannot handle the additional traffic and parking demand the project would generate.

- **Tower Height and Neighbourhood Fit:** The 37- and 39-storey towers are viewed as far too tall and incompatible with the surrounding neighbourhood’s scale and character.
- **Infrastructure Strain:** The increased population from the development would further strain schools, parks, amenities, and already limited community infrastructure.
- **Insufficient Affordability:** The shift to only 10% below-market units provides little meaningful affordability and primarily benefits the developer rather than those in need of housing.

Response to Public Comments

- **Construction Fatigue:** Prior to construction, the developer is required to coordinate with the City of Vancouver’s engineering department about construction and street use. Appropriate permits are required to secure street space. Any road closures must be permitted in advance with approved traffic management plans.

Construction noise is regulated by the City’s Noise Control By-law.
- **Traffic and Parking:** It is not anticipated that this project will put additional pressure on either traffic or street parking in the area. The site is required to provide parking and loading, per the Parking By-law, and the City will continue to monitor parking in the area.
- **Tower Height and Neighbourhood Fit:** The neighbourhood is currently undergoing significant change, towards a high-rise, mixed-use, transit-oriented area, and the height and density of this proposal fits this developing context.
- **Infrastructure Strain:** As part of the redevelopment, JCC will be providing an expansion of the community facilities that it already provides.
- **Insufficient Affordability:** Staff have worked with the applicant to increase long-term affordability and have secured at least 20% of the residential floor area to be operated by a housing non-profit.

Vancouver School Board Comments

		Capacity Utilization	
		2025	2039
Elementary School	Catchment Jamieson Elementary	111%	210%
Secondary School	Eric Hamber Secondary	100%	110%

Future School Capacity Utilization Rates (2039)

Sustained high enrolment demand with capacity shortages at both elementary and secondary.

APPENDIX E HOUSING

Housing Data

Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31, 2026

Housing Type	Category	10-year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units ³	Market Rental	30,000	19,996 units (67%)
	Developer-Owned Below Market Rental	5,500	2,892 units (53%)
	Total	35,500	22,888 units (64%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council’s approval of this application.

Figure 2: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

Unit	Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Average Market Rents ¹	Average Household Income Served ³	Monthly Costs of Ownership ²	Average Household Income Served ³	Down-Payment at 20%
Studio	\$2,003	\$80,120	\$3,188	\$127,534	\$110,600
1-bed	\$2,601	\$104,040	\$4,012	\$160,491	\$143,800
2-bed	\$3,706	\$148,240	\$6,125	\$244,989	\$220,000
3-bed	\$4,875	\$195,000	\$9,128	\$365,130	\$339,300

1. Data from the October 2025 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2015 or later on the Westside of Vancouver
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).
3. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

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**APPENDIX F
PUBLIC BENEFITS**

City-wide DCL ¹	\$10,959,926
Utilities DCL ¹	\$6,752,332
Public Art ²	\$1,301,186
TOTAL	\$19,013,444

Other Benefits (non-quantifiable components): a publicly-accessible private non-profit Jewish community centre and 630 rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 48,714.4 sq. m (524,357 sq. ft.) of residential floor area, 2,024.6 sq. m (21,793 sq. ft.) of private childcare, and 10,313.7 sq. m (111,018 sq. ft.) of school floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

³ The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
940-950 West 41st Avenue	009-326-472	Lot 27, Except Part in Plan 13567 of Lot A Block 1008 District Lot 526 Plan 10622

Applicant Team

Applicant/Developer	JWest Foundation
Architect	Acton Ostry Architects
Property Owner	Jewish Community Centre of Greater Vancouver

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (285)	CD-1 (285)
Site Area	13,527.2 sq. m (145,606 sq. ft.)	13,527.2 sq. m (145,606 sq. ft.)
Land Use	Mixed use, community centre, childcare, commercial and residential	Mixed use, community centre, childcare, commercial, institutional and residential
Maximum FSR	4.49, with residential uses limited to 2.49	5.77, with residential uses limited to 3.65
Maximum Height	Sub-area 1 (Community Centre): 37.0 m (121 ft.) Sub-area 2 (Towers) East Tower: 88.0 m (289 ft.) West Tower: 77.5 m (254 ft.) Sub-area 3 (Mid-rise podium): 23.0 m (75 ft.)	Sub-area A (Non-residential) Community Centre: 33.5 m (110 ft.) School: 35.0 m (115 ft.) Sub-area B (Towers) North Tower: 136.0 m (446 ft.) South Tower: 131.0 m (430 ft.)
Floor Area	60,737.1 sq. m (653,771 sq. ft.)	78,051.9 sq. m (840,144 sq. ft.)
Unit Mix	70 1-bedroom (23%) 60 2-bedroom (20%) 169 3-bedroom (57%) 299 Total	123 studio units 255 1-bedroom XX 2-bedroom 184 3-bedroom 630 Total
Natural Assets	17 on-site trees 23 street trees 12 neighbouring trees	17 on-site trees and 21 street trees proposed for removal.

		<p>2 street trees and 12 neighbouring trees proposed for retention 170 new on-site trees proposed. New street trees proposed. Final numbers to be confirmed at development permit stage.</p>
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