

SUMMARY AND RECOMMENDATION

**1. VANCOUVER ODP AMENDMENT AND CD-1 (285) AMENDMENT:
940-950 West 41st Avenue (Jewish Community Centre)**

Summary: For the site at 940-950 West 41st Avenue (Jewish Community Centre), to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* 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 GLU designations.

The proposal will also amend CD-1 (285) (Comprehensive Development) District By-Law No. 6963 to permit the four-phased development of 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 floor space ratio (FSR) of 5.77 and a maximum height of 136.0 m (446 ft.) are proposed.

Applicant: JWest Foundation

Referral: This relates to the report entitled "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)", dated May 19, 2026 ("Report"), referred to Public Hearing at the Council Meeting of June 2, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Report, 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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 Amendment By-law, prepared in accordance with Appendix B of the Report, 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, 2025;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the Report 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.

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