



Vancouver ODP Amendment and CD-1 Rezoning

940-950 West 41st Avenue
(Jewish Community Centre)

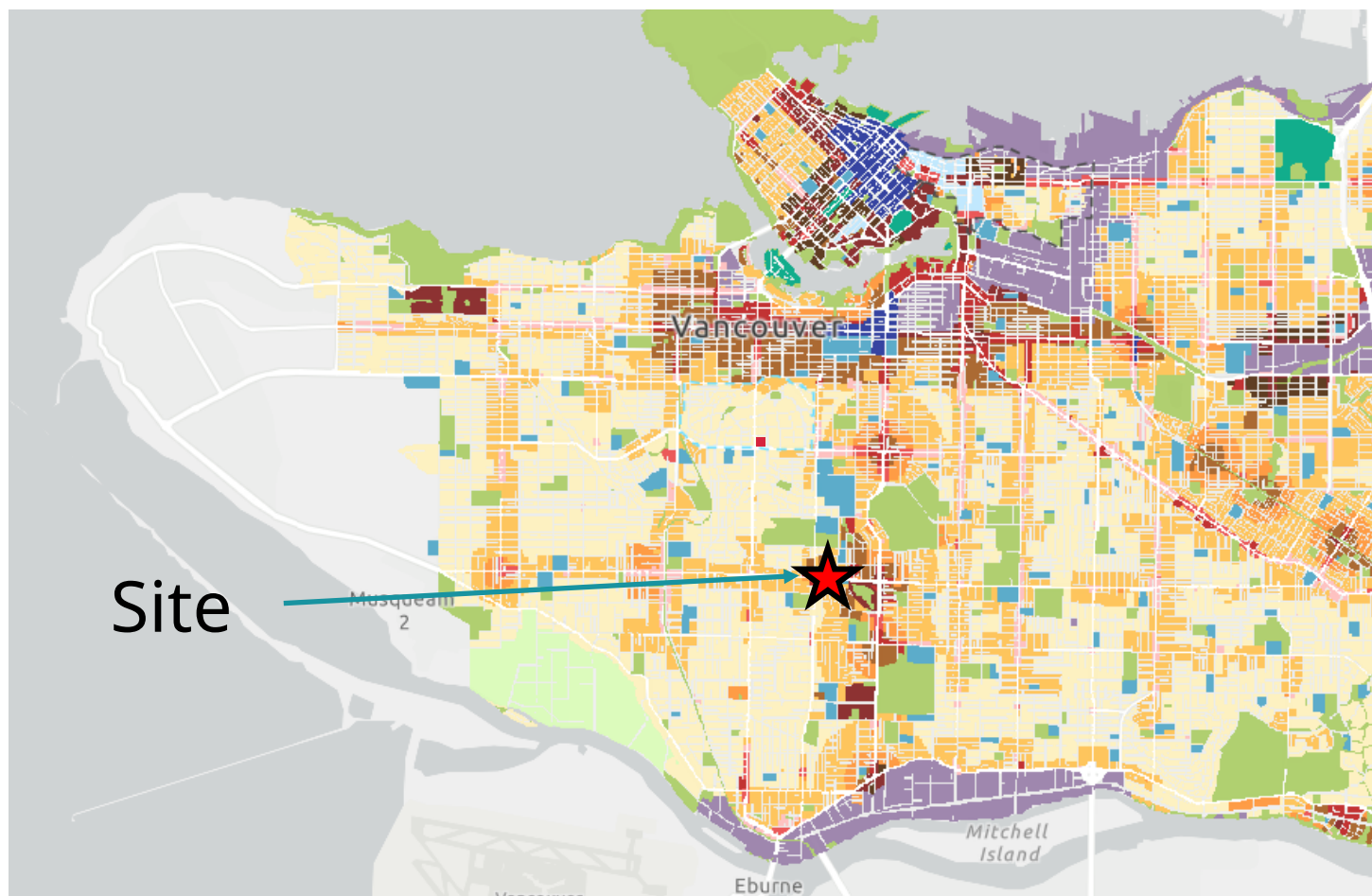
PUBLIC HEARING July 16, 2026

Recommend **Support**



Public Hearing | Vancouver ODP Amendment and CD-1 Rezoning: 940-950 West 41st Avenue (Jewish Community Centre)





Designated Mixed-Use Mid-Rise



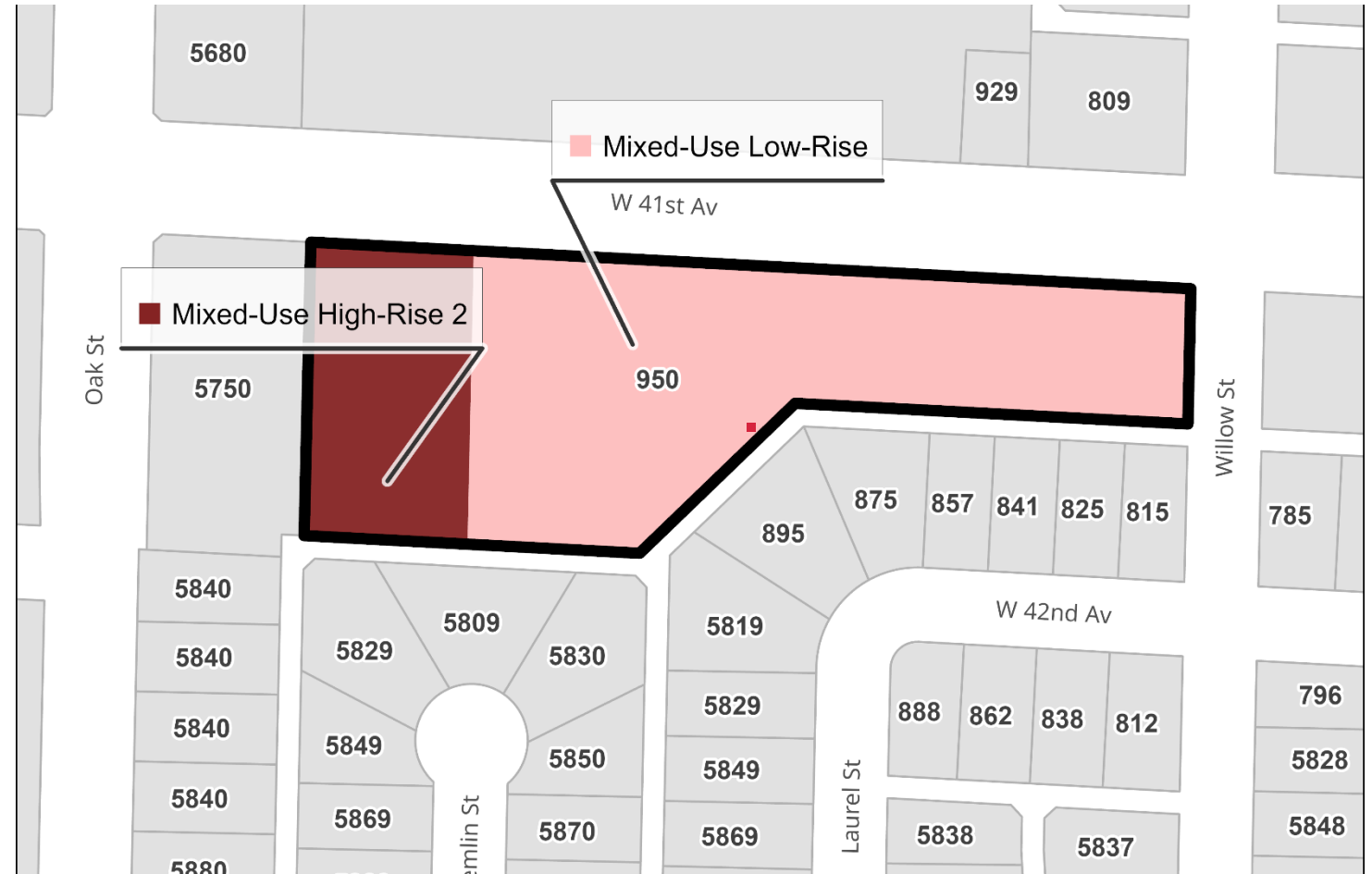
Designated Mixed-Use High-Rise 1

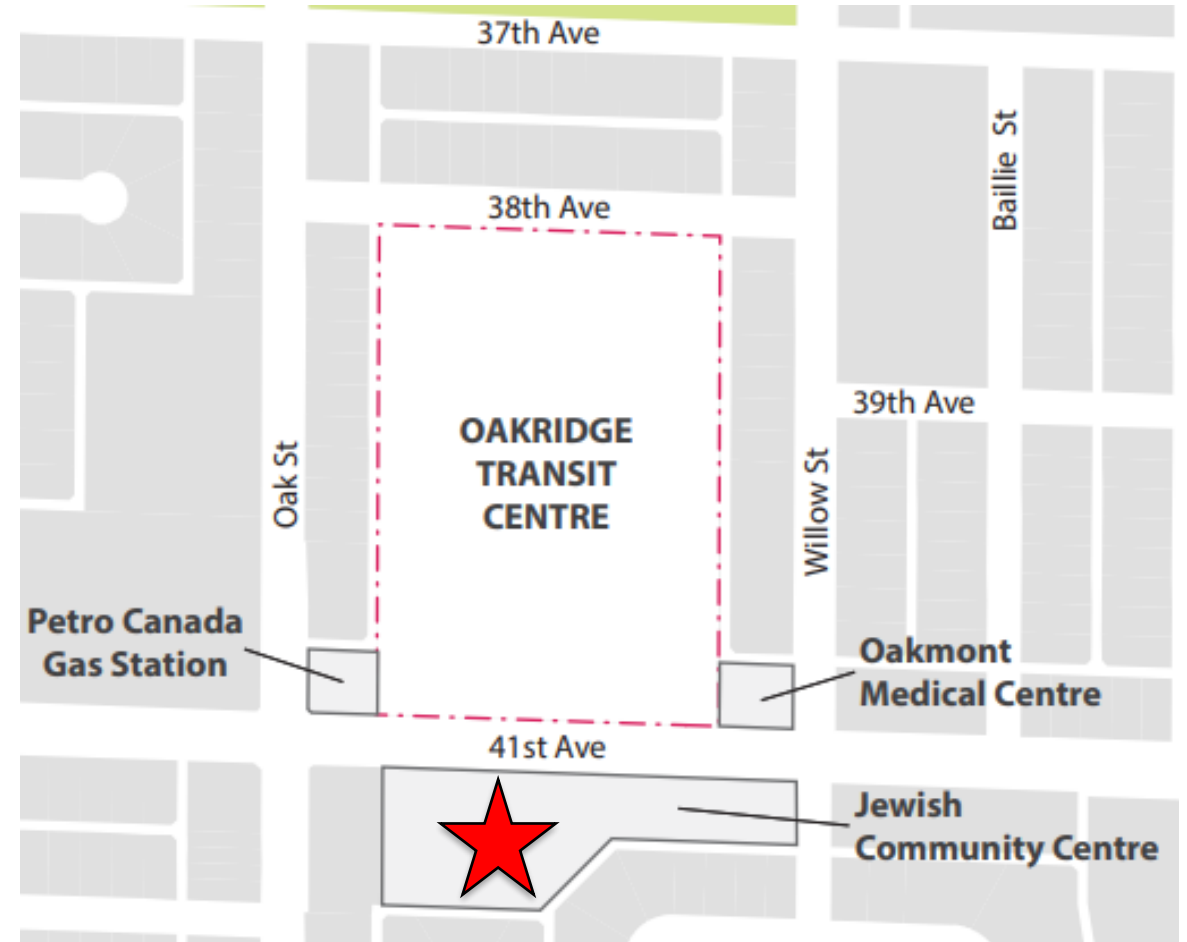
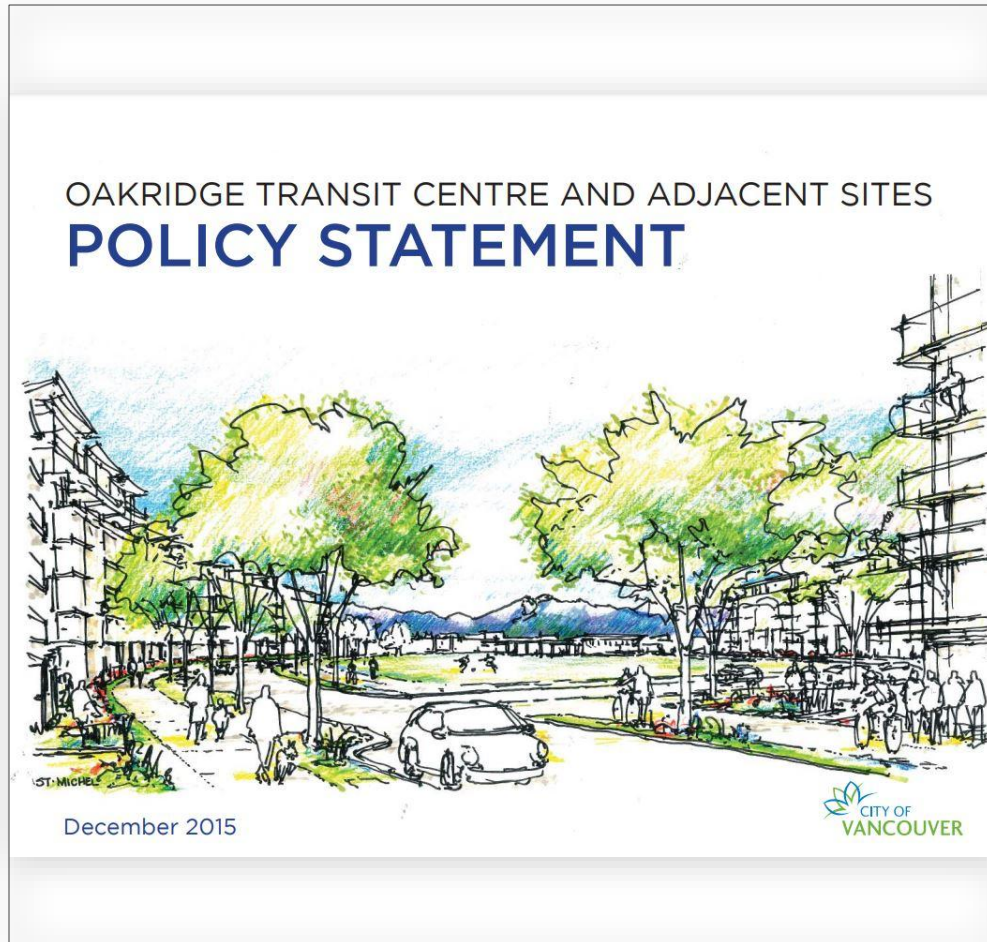


Amend ODP Generalized Land Use Designations to

 Mixed-Use Low-Rise

 Mixed-Use High Rise 2







Summary

Height	39 storeys - 136 m (446 ft.) 37 storeys - 131 m (430 ft.)
Density	5.77 FSR
Land use(s)	Community centre, childcare, commercial, institutional and residential
Housing	630 rental units (20% residential floor area secured as non-profit operated)
Other Details	• New/expanded (16,049 sq. m) Jewish Community Centre • Private childcare • Private high school





- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil scolaire francophone (CSF), and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted capacity issues at Jamieson Elementary and Hamber Secondary



Support:

- **Community led/financed development**
- **Expanded community amenities**
- **Legacy of existing JCC**
- **Increases rental housing**
- **Location**

Concerns and Responses:

- **Construction fatigue**
 - Acknowledge lots of construction
 - Development will follow permits/processes
- **Traffic and parking**
 - Not expecting significant increase
- **Tower height and neighbourhood fit**
 - Emerging context
- **Infrastructure Strain**
 - Project provides expanded facilities
- **Insufficient affordability**
 - Long term affordability secured



Other Benefits

Jewish Community Centre	~ 16,000 sq. m
Private childcare	99 spaces
Rental housing	630 units
Non-profit operated rental housing	~126 units



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- Application meets policy intent
- Staff support, subject to Appendix C

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