

**Refers to Referral Report Item #1
Public Hearing of July 16, 2026**

YELLOW MEMORANDUM

July 10, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Jason Twa, City Clerk
Chris Freek, Director of Civic Engagement & Communications
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre) – Council Considerations when Amending an ODP and Change of Ownership

RTS #: 18630

This memorandum provides two pieces of additional information for Council's consideration of Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre).

Council Consideration when Amending an ODP

Council must consider when amendments are made to the *Vancouver Official Development Plan (ODP)*. This addition is necessary to comply with recent Vancouver Charter amendments to sections 562.02(4), 562.02(5)(a) and 562.02(5)(b). The referral report omitted this information in error.

Prior to adopting an amendment to the *Vancouver ODP*, Council must consider:

- (a) any applicable guidelines under the [Provincial Policy Manual: Transit-Oriented Areas](#);
- (b) any financial planning documents or policies that Council considers relevant; and
- (c) any waste management plan under Part 3 of the Environmental Management Act that is applicable to Vancouver.

Council may also consider any other land use planning and with any social, economic, environmental or other community planning and policies that the Council considers relevant; details of City plans and policies applicable to this application are already addressed in the referral report.

As the rezoning and ODP amendment is located within a transit-oriented area (“TOA”), staff evaluated the proposal against the *Transit-Oriented Area Rezoning Policy* which was developed under the *Provincial Policy Manual for TOAs*.

The application was also evaluated against the City’s existing relevant financial planning by-laws and policies, including the Vancouver Development Cost Levy By-law, *Community Amenity Contributions Policy for Rezoning* and the *Public Art Policy for Rezoned Developments*.

Staff already incorporate Metro Vancouver’s [Integrated Solid Waste and Resource Management Plan](#) and [Integrated Liquid Waste Management Plan](#) into long-term servicing plans. New developments are evaluated against these plans. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans.

Staff regularly apply these requirements through our existing practices of evaluating rezoning applications against applicable by-laws, policies, and plans. In future reports where an ODP amendment is sought, these three requirements will be mentioned as a standard practice within the body of the referral reports.

Change of Ownership

Following referral of the above item to Public Hearing on June 2, 2026, the applicant informed staff of an update to property ownership. This change requires updating the following recommendation:

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;

The change also necessitates the following change to Appendix G: Rezoning Application Summary:

Applicant Team

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

This memo will form part of the July 16, 2026 Public Hearing agenda package and be available for public viewing.

Regards,

Josh White
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