

Vancouver ODP Amendment and CD-1 Rezoning

809 West 41st Avenue

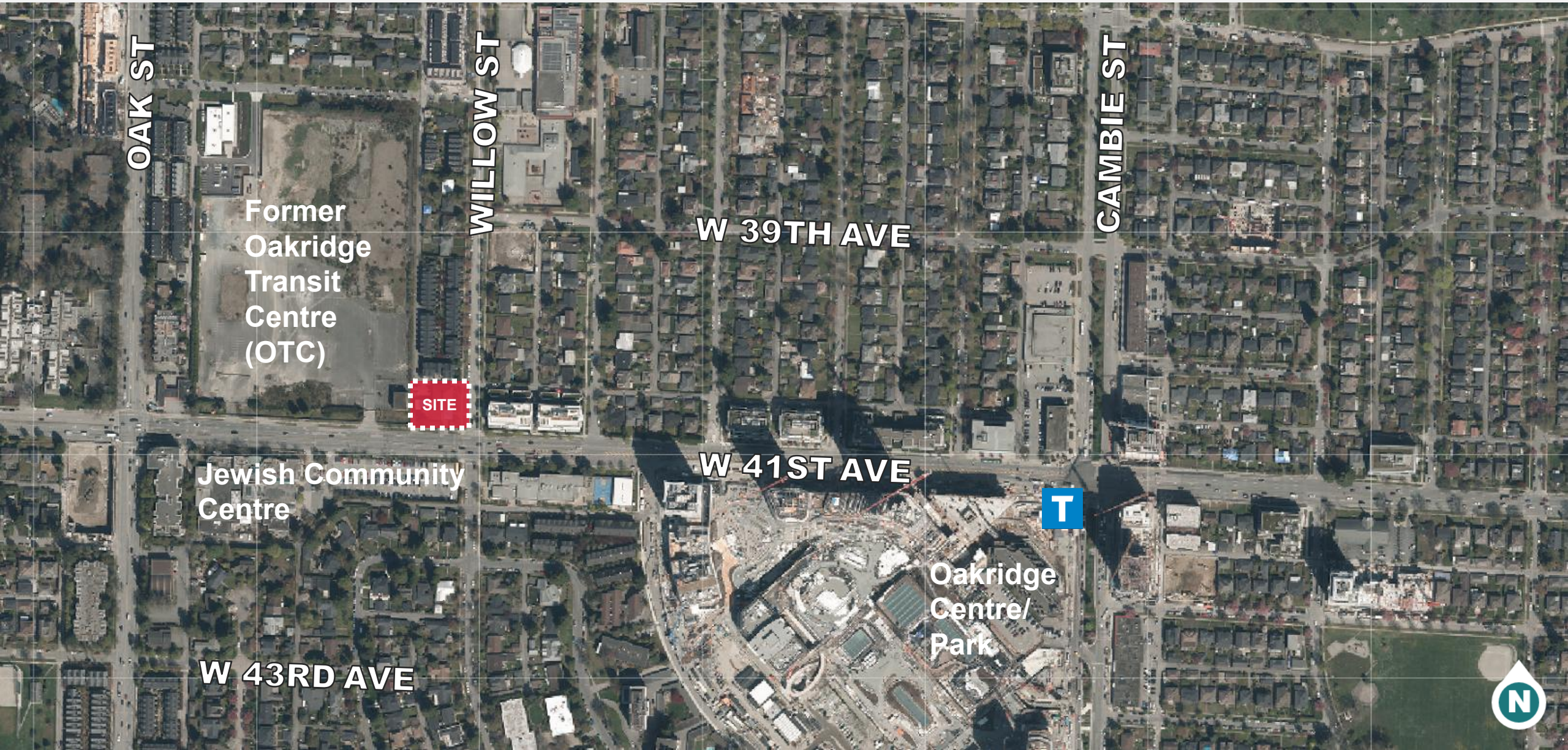
PUBLIC HEARING July 16, 2026

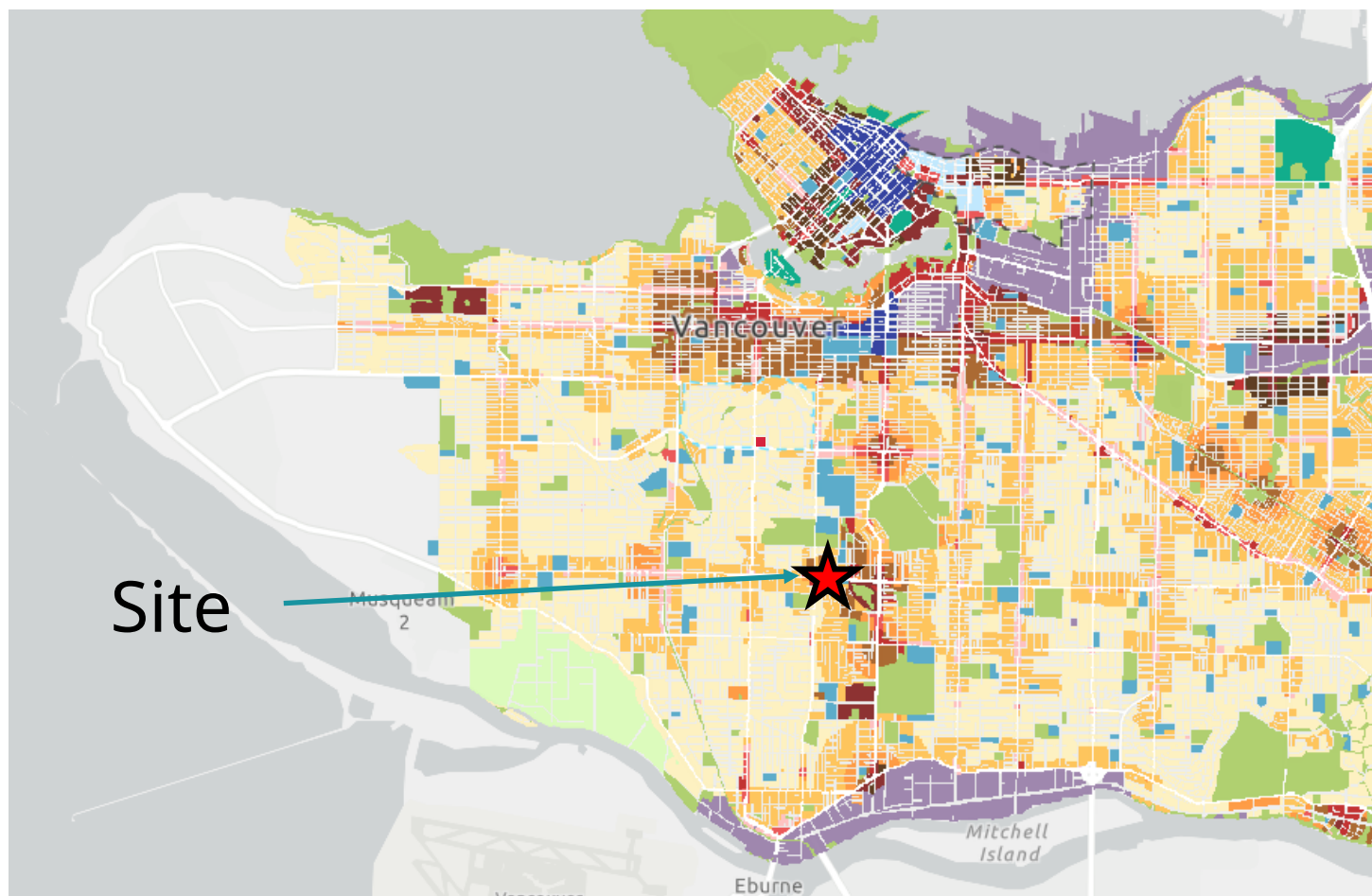
Recommend **Support**





Public Hearing | Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue





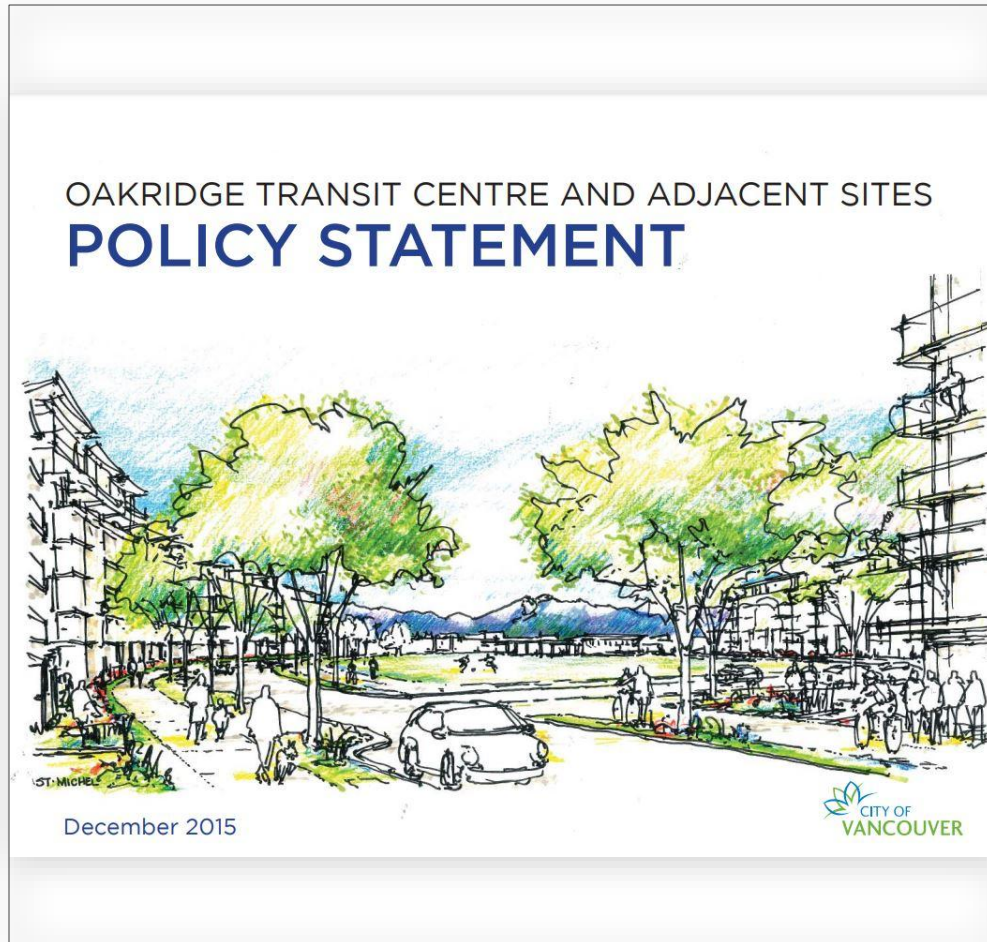
Designated Mixed-Use Low-Rise



Amend ODP Generalized Land Use Designation to

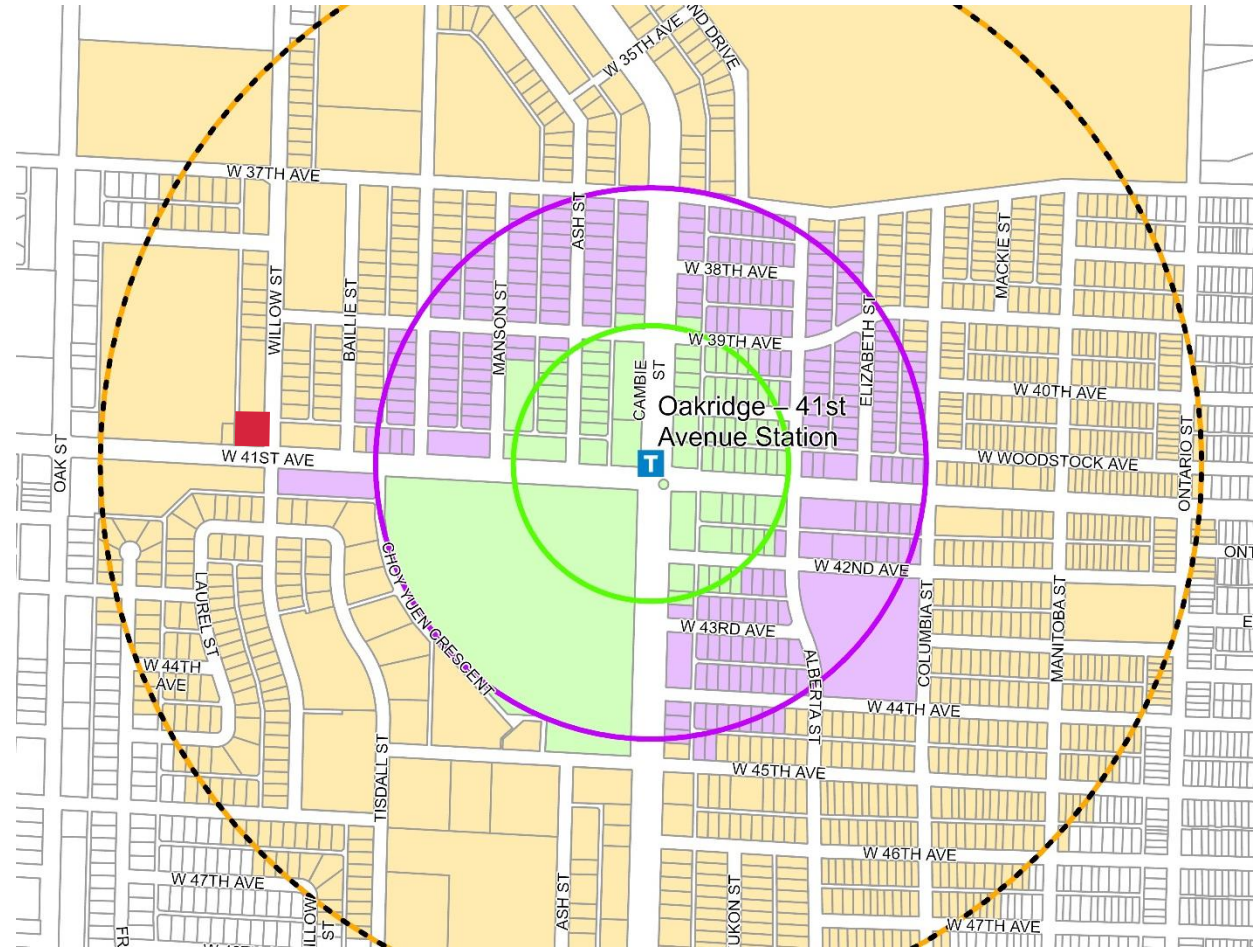
 Mixed-Use High Rise 2







Approved by Council June 30, 2024
Amended on September 17, 2025





Summary

Height	32 storey - 102.2 m (335 ft.)
Density	14.32 FSR
Land use(s)	Commercial, residential
Other details	305 rental units (20% BMR) Replacement commercial space Ground floor retail Private childcare and office





- 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

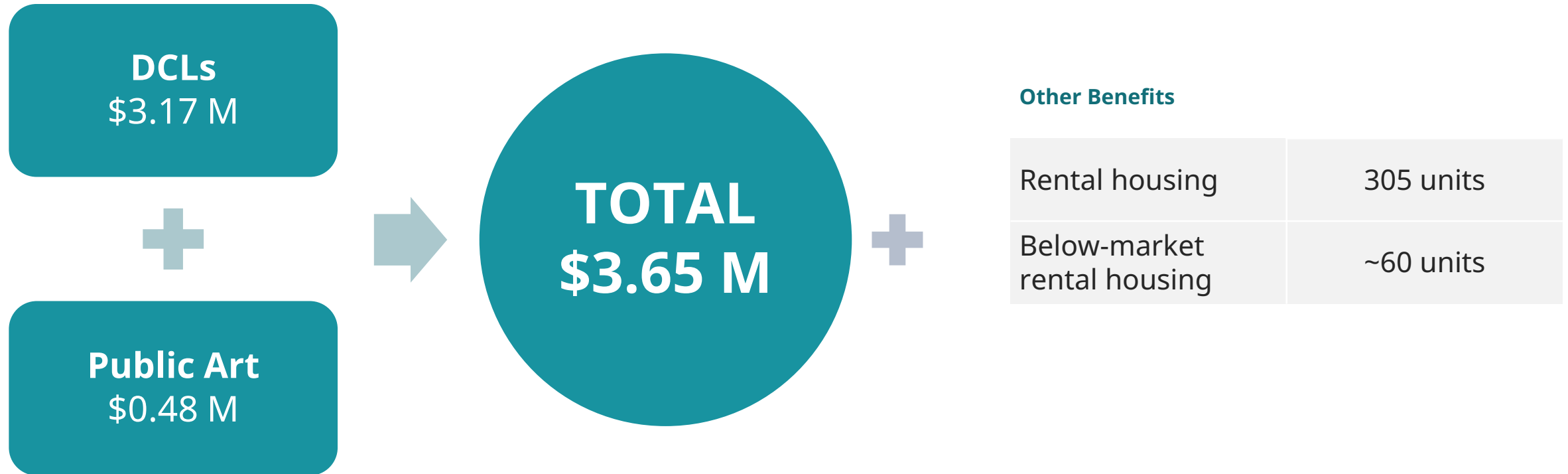


Support:

- **Housing**
- **Location**

Concerns and Responses:

- **Height and density**
 - Emerging context
- **Neighbourhood livability**
 - Transit
 - No significant traffic increase
 - Acknowledge lots of construction



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Staff support, subject to Appendix C

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