

**Refers to Referral Report Item #2  
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 Rezoning: 809 West 41st Avenue – Council Considerations when Amending an ODP

**RTS #:** 18631

This memorandum provides additional information that 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.

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

Regards,

Josh White  
General Manager, Planning, Urban Design and Sustainability  
604.877.5159 | [josh.white@vancouver.ca](mailto:josh.white@vancouver.ca)