

Public Hearing: July 16, 2026



Thursday, July 16, 2026, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC. Vancouver City Council will hold a Public Hearing to consider the following matters:

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

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, and to 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 metres (446 feet) are proposed.

2. Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue

For the site at 809 West 41st Avenue, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use Low-Rise to Mixed-Use High-Rise 2, and to amend CD-1 (34) (Comprehensive Development) District to permit the development of a 32-storey mixed-use building containing 305 rental units, with 20% of the residential floor area for below-market rental units, commercial space that allows for a childcare facility, office space, and commercial space on the ground floor. A floor space ratio (FSR) of 14.32 and a height of 102.2 metres (335 feet) are proposed.

3. Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive

For the site at 1683-1691 East Pender Street and 485 Commercial Drive, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* for a portion of the lands to Residential High-Rise 1, and to rezone from MC-1 (Industrial) to CD-1 (Comprehensive Development) District to permit the development of two buildings, including a 21-storey residential rental building containing 236 rental units, with a total floor area of 14,326 square metres (154,204 square feet) and a height of 67.5 metres (221 feet) and a six-storey mixed-use building containing 40 social housing units and a social service centre, with a total floor area of 3,585 square metres (38,589 square feet) and a height of 22.4 metres (73 feet). The rezoning application proposes to subdivide the site to allow for the two buildings to have separate ownership and develop independently.

4. CD-1 Rezoning: 75 East 8th Avenue

To rezone 75 East 8th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 21-storey mixed-use building containing 190 hotel units and two storeys of industrial space. A floor space ratio (FSR) of 12.1 and a height of 72.0 metres (236 feet) are proposed.

FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT shapeyourcity.ca/rezoning AND REFER TO THE REFERRAL REPORT FOR LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES.

Public Hearings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate in the Public Hearing either by speaking by phone or in person or by submitting publicly accessible comments with your name attached for the Mayor and Council.

Registration to speak at the Public Hearing begins on Friday, July 3, 2026, at 8:30 am.

- Register to speak online by visiting vancouver.ca/your-government/speak-at-city-council-meetings.aspx and select the agenda item(s) you wish to speak to; telephone participation is encouraged as it is the most efficient way to speak to Council.
- Register to speak via phone by calling **604-829-4238** and specifying which meeting date, meeting type and agenda item(s) you wish to speak to, and indicate whether you are participating by telephone or in person.

In-person registration is available on the day of the Public Hearing, between 5:30 and 6 pm at City Hall, Third Floor.

At the end of the registered speakers list, the Chair will provide a final opportunity to participate in the Public Hearing. The Chair will close the speakers list upon seeing no further speakers.

SEND YOUR COMMENTS TO COUNCIL:

- Online: vancouver.ca/public-hearing-comments
- Email: speaker.request@vancouver.ca
- Mail: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4

FOLLOW THE PUBLIC HEARING ONLINE:

- X: [@VanCityClerk](https://twitter.com/VanCityClerk)
- Live stream: vancouver.ca/council-video

Review draft by-laws starting Friday, July 3, 2026

- In-person: City Clerk's Office on the Third Floor of City Hall (Mondays to Fridays, 8:30 am to 5 pm)
- Online: vancouver.ca/council-meetings (Once Posted)

Public Hearing minutes will be posted online and at the City Clerk's Office several days after a meeting. Details of all Council meetings can be found at: council.vancouver.ca

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings

