



## REFERRAL REPORT

Report Date: May 19, 2026  
Contact: Allison Smith  
Contact No.: 604.873.7583  
RTS No.: 18626  
VanRIMS No.: 08-2000-20  
Meeting Date: June 2, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

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

### Recommendation to refer

THAT the *Vancouver Official Development Plan* amendment, rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary *Vancouver Official Development Plan* amendment and zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### Recommendations for Public Hearing

- A. THAT the application by Cressey (East Pender) Development LLP, on behalf of Cressey East Pender Holdings Ltd., the registered owner of the lands located at 1683-1691 East Pender Street and 485 Commercial Drive [*PID 030-565-448; Lot A Blocks C And D District Lot 183 New Westminster District Group 1 Plan EPP82425*] to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* for a portion of the lands to Residential High-Rise 1 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT subject to the approval of Recommendation A, the application to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, permit the development of a 21-storey residential rental building with 236 rental units and a total floor area of 14,326 sq. m (154,204 sq. ft.), and a six-

storey mixed-use building containing 40 social housing units and a social service centre and a total floor area of 3,585 sq. m (38,589 sq. ft.), be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by dys architecture, received on August 25, 2025, and revised drawings received March 26, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreements described in Part 2 of Appendix C, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 Bylaw.
- F. THAT Recommendations A to E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;

and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **Purpose and Executive Summary**

This report evaluates an application to amend the *Vancouver Official Development Plan (ODP)* and the Zoning and Development By-law for the site at 1683-1691 East Pender Street and 485 Commercial Drive. The proposal is to change the Generalized Land Use (GLU) designation for a portion of the site in the *ODP* to Residential High Rise 1, and to rezone the site from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District.

The proposal is for two buildings, including a 21-storey residential rental building with 236 rental units and a six-storey mixed-use building containing 40 social housing units and a social service centre. The rezoning application proposes to subdivide the site to allow for the two buildings to have separate ownership and develop independently.

The proposed height of the residential rental building exceeds the *ODP* height range of the Mixed-Use Mid-Rise and Mixed-Use Low-Rise designation and both the height and density exceed what was anticipated under the *Grandview-Woodland Community Plan*.

As this rezoning application requires an amendment to the *Vancouver ODP*, a Public Hearing is required in accordance with section 559.02(1) of the Vancouver Charter.

The review of this application was predominantly guided by processes and policies in effect prior to enactment of the *ODP* on March 31, 2026. Following the enactment of the *ODP* By-law, this application is now subject to the requirements of the *ODP* and the Vancouver Charter with respect to additional consultation and an *ODP* review. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix C.

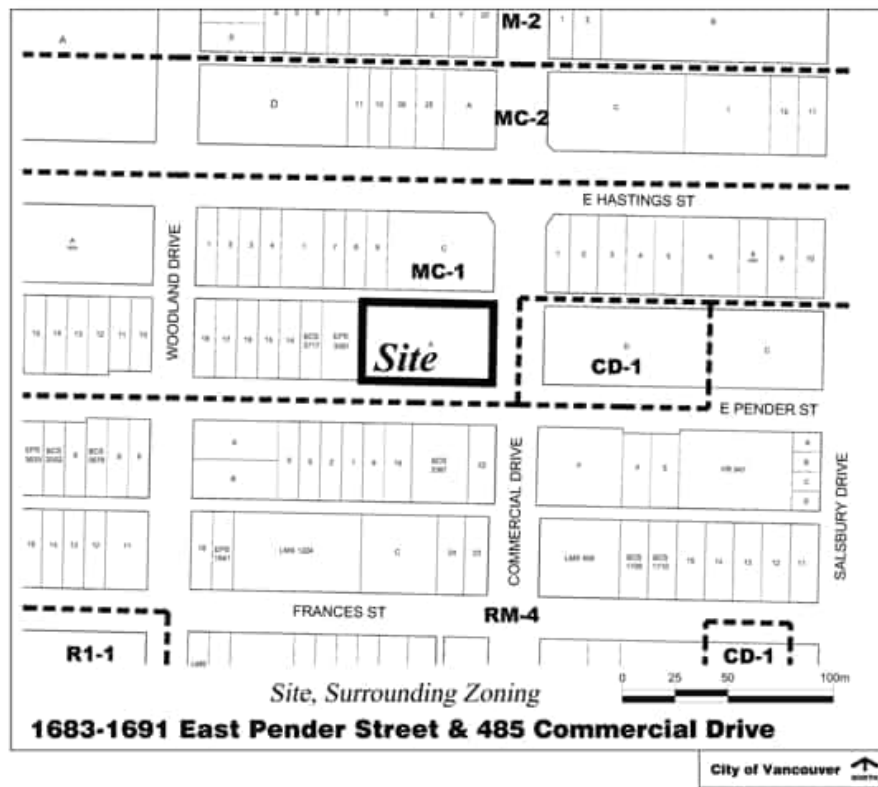
## **Context and Background**

### 1. Site and Context

The subject site is composed of one parcel, located at the northwest corner of Commercial Drive and Pender Street (see Figure 1). The surrounding neighbourhood consists of a mix of purpose-built rental and strata buildings, as well as commercial and industrial uses. The existing built form is primarily low- to mid-rise forms, with some higher forms anticipated to be built in the area in the future.

An 18-storey mixed-use building with social housing was approved for rezoning in 2023 at the southeast corner of Commercial Drive and Pender Street, and a 15-storey mixed-use building with social housing was approved for rezoning in 2024 at Commercial Drive and Adanac Street. A number of existing Social Service Centres, and community and cultural spaces are concentrated in the area, including the existing The Kettle Friendship Society facility on Venables Street, and the Urban Native Youth Association and Vancouver Aboriginal Friendship Centre on Hastings Street.

Figure 1: Site and Surrounding Zoning



## 2. Policy Context

- **Vancouver Official Development Plan (ODP):** The site has a split Generalized Land Use (GLU) designation of Mixed-Use Mid-Rise on the western portion of the site and Mixed-Use Low-Rise on the eastern portion of the site. Mixed-Use Mid-Rise and Mixed-Use Low-Rise designations consist of mixed-use buildings with non-dwelling uses at the ground level and office or dwelling uses above, up to 12 storeys and 6 storeys, respectively.
- **Grandview-Woodland Community Plan (Plan):** The eastern portion of this site is designated Commercial Drive North in the *Plan*, which permits six storeys and a maximum density of 3.0 FSR. The western portion of this site is designated as the Pender Street Transition area, which allows for up to 10 storeys with a maximum density of 3.2 FSR. A minimum of 20% floor area of non-market housing is required in the Pender Street Transition Area.

Section 7.1 of the *Plan* aims to increase housing options for vulnerable community residents and to end homelessness, including by working with service providers to respond to the specialized housing needs of communities that are disproportionately at-risk in the neighbourhood housing market. The Housing Policies of the *Plan* permit consideration of modest increases in height and density for the delivery of non-market housing, including supportive housing, to assist with project viability, subject to fit with the neighbourhood context.

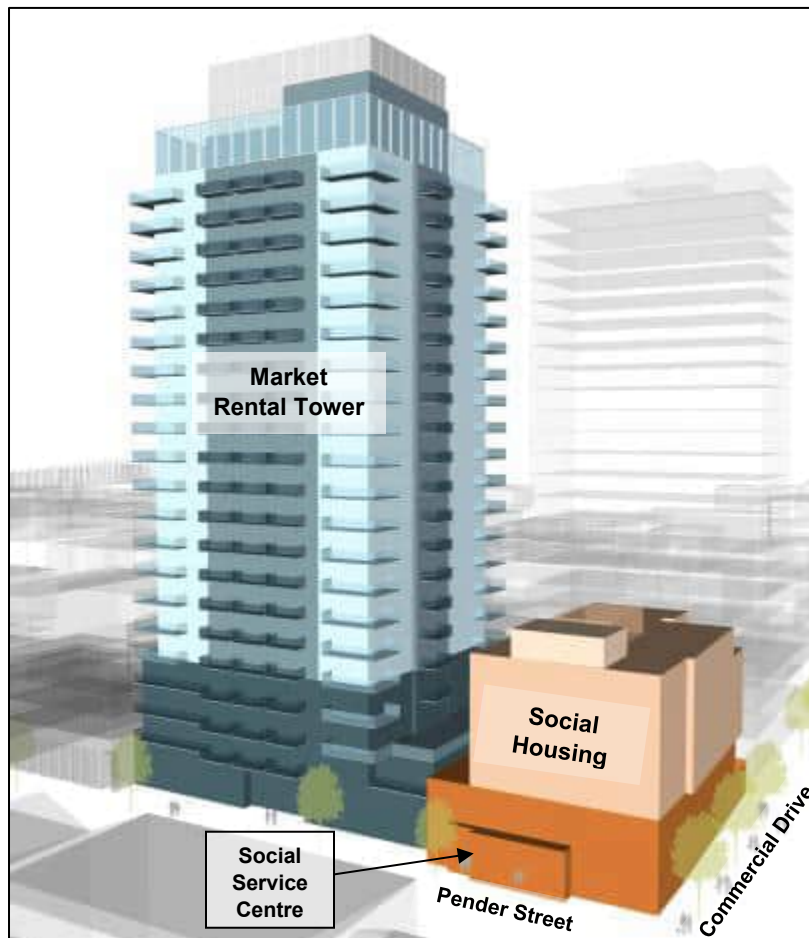
Although originally envisioned for development at a different location during creation of the *Plan*, the *Plan* prioritizes the renewal and expansion of The Kettle Friendship Society (Kettle) facility along with a minimum of 30 non-market, supportive housing units.

- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent Housing Needs Report amendment was received on January 1, 2025.

## Discussion

### 1. Proposal

**Figure 2: Proposed Buildings Looking Northwest (Revised Application)**



The rezoning application was received on August 25, 2025 and proposed two buildings, including a 21-storey residential rental building, with a rooftop amenity level, with 239 market rental units on the western portion of the site, and a six-storey mixed-use building containing 41 social housing units and a drop-in centre (social service centre) on the eastern portion of the site. All social housing units would be studio units and would be operated as supportive housing with on-site and embedded supports services for residents.

The original rezoning application proposed a density of 7.9 FSR and building heights of 71.1 m

(233 ft.) for the residential rental building and 21.3 m (70 ft.) for the mixed-use social housing building. A revised rezoning application (see Figure 2) was received March 26, 2026, in response to preliminary staff comments relating to liveability concerns. Key changes between the original rezoning application and the revised rezoning application include:

- Increasing building separation between the two buildings to 10.7 m (35 ft.);
- Reducing the density from 7.9 FSR to 7.78 FSR;
- Reducing the height of the residential rental building from 71.1 m (233 ft.) to 67.5 m (221 ft.);
- Increasing the height of the mixed-use social housing building from 21.3 m (70 ft.) to 22.4 m (73 ft.);
- Three less market rental units and one less social housing unit (for a total of 236 and 40 units, respectively);
- Tower floorplate of the market tower reduced from 718 sq. m (7,750 sq. ft.) to 703 sq. m (7,567 sq. ft.); and
- Changes to amenity areas.

The proposed development is a partnership between Cressey (East Pender) Development LLP (Cressey) and Kettle. If approved, a condition of enactment would require subdivision of the site. Cressey would retain ownership of the western portion of the site for the market rental tower and transfer ownership of the eastern portion of the site to Kettle. Kettle would own the subdivided east portion of the site and the drop-in centre, while BC Housing would own the air rights to the social housing and grant a long-term lease with Kettle for the operation and management of the social housing units. The cost to develop the social housing and social service centre building will be solely the responsibility of Kettle. Should the transfer of the land to Kettle not occur, staff have included a condition in Appendix C which requires the obligation to transfer to another non-profit organization or a government body.

## 2. Policy Analysis

### **Vancouver Official Development Plan**

An amendment to change the western portion of the site's Generalized Land Use (GLU) designation to Residential High-Rise 1 (building heights up to 26 storeys) can be supported as the proposal generally aligns with key *ODP* objectives regarding provision of affordable housing, community-serving spaces, and equitable food systems. The eastern portion of the site to be transferred to Kettle will remain designated as Mixed-Use Low-Rise.

The site is located within a Neighbourhood Centre that overlaps with a Rapid Transit Area (RTA) in the Urban Structure Strategy (the "Strategy"). The Strategy illustrates the long-term vision for growth and change over the coming decades, and any changes to a site's anticipated height or density should occur through future detailed area planning work. Given this application was submitted prior to that work, the Strategy serves as a preliminary guide only, and is to be accompanied with additional analysis and consideration within the broader neighbourhood context.

For RTAs where the applicable transit infrastructure has been funded or built out, the Strategy anticipates mid- to high-rise forms with a variety of housing tenures and non-residential uses to support vibrant mixed-use neighbourhoods. The site is located within one block of Hastings Street, which is a corridor identified but not yet funded for Bus Rapid Transit (BRT) under

TransLink's *Access for Everyone* plan. Despite the future funding needed to secure BRT along Hastings Street, a high-rise building can be supported given the proposed public benefits and the site's proximity to frequent bus service.

The proposal's rental and social housing support *ODP* policy directions pertaining to affordable housing (Directions 1.2, 1.3, 1.4 and 1.6). The drop-in centre addresses policy directions pertaining to community infrastructure (Directions 7.1 and 7.5) and equitable and resilient food systems (Direction 11.1).

The proposed amendments to the *ODP* have been considered in accordance with section 562.02(5) of the Vancouver Charter.

### **Grandview-Woodland Community Plan**

As noted in the Policy section above, the site overlaps two policy areas within the *Plan* including Commercial Drive North and the Pender Street Transition area. The proposed height of the six-storey mixed-use social housing building is aligned with the *Plan*, however the 21-storey plus rooftop amenity market rental building exceeds the 10-storey maximum for the Pender Street transition area. In addition, the overall density of 7.78 FSR is in excess of the maximum densities of 3.0 and 3.2 FSR envisioned in the *Plan*. Staff are supportive of the increase in height and density to enable the delivery of the 40 social housing units, operating as supportive housing, and the social service centre, subject to urban design performance.

For residential buildings in the Pender Street Transition area, a minimum of 20% of the floor area is required for non-market housing. The rezoning application proposes to meet this floor area requirement through the provision of the non-profit operated spaces, which have a combined floor area of 20% of the total floor area across the site. Separately, the social housing units are 12.8% of the total floor area and the social service centre is 7.2% of the total floor area. Staff are supportive of the social housing and social service centre floor areas collectively meeting this 20% floor area requirement, as the proposal exceeds the minimum 30 social housing units envisioned to be delivered through the renewal of the Kettle Friendship Society facility in the *Plan* and as the social service centre expands and renews an important community-serving facility operated by a non-profit society.

### **3. Form of Development**

The *Plan* anticipates up to six storeys and 3.0 FSR on the Commercial Drive North portion (the eastern portion of site with the Kettle building), and up to 10 storeys and 3.2 FSR on the portion the site within the Pender Street Transition Area (the western part of site with the market rental tower). The application proposes six storeys on the east side of the site and 21 storeys plus roof top amenity and mechanical on the west, with a total combined density of 7.78 FSR.

Staff reviewed the site-specific conditions and community input and have concluded that despite the policy deviation in terms of building height, floorplate size, and livability concerns, the revised application drawings demonstrate compliance with urban design performance requirements including the minimum livability standards, and is appropriate for the context. Refer to the Urban Design Summary in Figure 3 below. Staff support the application subject to the Urban Design conditions detailed in Appendix C.

**Figure 3: Urban Design Analysis Summary**

Issue	Policy	Proposal	Evaluation	Response
<b>Height</b>	6 storeys (east; Commercial Drive North) 10 storeys (west; Pender St Transition)	6 storeys (east) 21 storeys (west) + rooftop amenity and mechanical	Visual Bulk	Height is taller than what is permitted in the Plan, creating increased visual bulk. Refer to Condition 1.6 in Appendix C.
<b>Density</b>	3.0 FSR (east) 3.2 FSR (west)	7.9 FSR (original application) 7.78 FSR (revised submission)	Visual Bulk Livability	Proposed increase in density will result in a bulkier building massing for the tower, leading to diminished livability between the two buildings. Refer to Condition 1.6 in Appendix C.
<b>Building Form / Massing</b>	Midblock tower and podium Low-rise building at corner 604 sq. m (6,500 sq. ft.) floor plate for market rental tower	Midblock tower and podium Low-rise building at corner 720 sq. m (7,759 sq. ft.) tower floor plate (original application) 703 sq. m (7,567 sq. ft.) tower floor plate (revised submission)	Visual Bulk Livability	Proposed large tower floor plate and limited building separation between buildings reduces livability for side yard facing units. Refer to Conditions 1.1 and 1.6 in Appendix C.
<b>Tower Placement &amp; Building Separation</b>	15.24 m (50 ft.) minimum building separation (per comparable R3-5 zoning and anticipated City-wide Design and Development Guidelines (CDDG))	7.3 m (24 ft.) separation between buildings (original application) 10.7 m (35 ft.) separation between buildings (revised submission)	Livability	Proposed building separation negatively impacts residential privacy, overlook, and access to light and air. Refer to Condition 1.1 in Appendix C.
<b>Public Realm Interface</b>	Commercial Drive: Active frontage at grade E Pender St: 3 m (10 ft.) front yard setback	Commercial Drive: Non active use at grade E Pender St: 1.8 m (6 ft.) (original application) E Pender St: 2.4 m (8 ft.)	Pedestrian activation & interface On-site open space	Lack of active uses at grade result in a less engaging interface; reduced front yard setback impacts the pedestrian realm and results in reduced on-site open space. Refer to Condition 1.5 in Appendix C.

**Urban Design Panel:** A review by the Urban Design Panel was not required as the revised application is generally consistent with urban design and livability criteria.

Refer to the rezoning [application booklet](#) for revised application drawings and the Council agenda for renderings. These drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

#### 4. Housing

The applicant proposes to subdivide the site, enabling the current landowner (represented in this application by Cressey) to transfer ownership of land on the eastern portion of the site to Kettle. While future ownership and development of the two buildings may proceed independently of one another, enactment of the CD-1 By-law will be contingent upon progress of the social housing and social service centre building in terms of financing and funding commitments, and substantive progress of the social housing and social service centre building within the development permit process, to the satisfaction of the Director of Planning. A condition to secure this requirement is included Appendix C.

##### Social Housing Building

If approved, this application would add 40 social housing units to the City's inventory of social, supportive and co-op housing, contributing to the targets set out in the *Housing Vancouver Strategy* (see Figure 2, Appendix F).

- **Housing Mix:** The 40 social housing units would operate as supportive housing, all of which would be studio units complete with a bathroom and kitchen.
- **Housing Operator:** The Kettle Friendship Society would operate the social housing units and would provide individualized supports including but not limited to mental health and life skills services, meals, and recreational programming, allowing residents to live in their own self-contained apartments while accessing programming as needed.
- **Average Rents and Income Thresholds:** All 40 social housing units would rent at the shelter component of income assistance. In BC, this rate is \$500 per month for an individual.
- **Security of Tenure:** All 40 social housing units would be secured as social housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

##### Market Rental Building

This application, if approved, would add 236 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 1, Appendix F).

- **Housing Mix:** The project proposes 39% two-bedroom units, thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.
- **Average Rents and Income Thresholds:** The proposed rental units will provide housing options that are significantly more affordable than average home ownership costs, as shown in Figure 3 of Appendix F. As the applicant is seeking the Class B DCL Waiver, average rents upon initial occupancy will be restricted per the DCL By-law.
- **Security of Tenure:** All 236 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

- **Tenants:** The rezoning site does not currently have any eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's *TRPP*.

#### 5. Social Service Centre

The social service centre would replace the existing Kettle Friendship Society drop-in centre on Venables Street and is proposed to include a nurse, ID bank, advocacy department, supported employment programs, and homeless outreach services. The total floor area for the social service centre is 1,294 sq. m (13,929 sq. ft.).

#### 6. Transportation and Parking

Three levels of underground are proposed for both buildings, with shared access from the lane at the rear of the market rental building. Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

#### 7. Consultation

Per Council's direction on March 31, 2026 (RTS [18514](#)), staff consulted the Vancouver School Board, Conseil scolaire francophone, xʷməθkʷəyəm (Musqueam Indian Band), Sk̓w̓x̓wú7mesh Úxwumixw (Squamish Nation) and səilwətał (Tsleil-Waututh Nation) (Local Nations) on the rezoning application and Vancouver ODP amendment application.

The Vancouver School Board conducted an evaluation of the possible impacts on the current and future school enrolment, as well as land use impacts to school properties and surrounding areas (see Appendix E).

A list of in-stream rezoning applications now subject to the *ODP* were shared with the Local Nations in early March. In April, staff met with each Nation to discuss specific projects of potential interest or impact. As of May 1, 2026, no specific comments were received in relation to this application. Staff recognize that absence of comment does not indicate absence of interest or impact and remain available to receive and consider input as the application progresses through later stages of the development process.

#### 8. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: [www.shapeyourcity.ca/1683-1691-e-pender-and-485-commercial-dr](http://www.shapeyourcity.ca/1683-1691-e-pender-and-485-commercial-dr)

In total, approximately 116 submissions were received. Comments supported the delivery of social housing and the redevelopment of a vacant site. Concerns related to excessive height and scale, impacts on neighbourhood livability and amenities, oversaturation of social and supportive housing, and that the project is not in keeping with the *Grandview-Woodland Community Plan*. Refer to Appendix E for a full summary of the public input collected and responses to public comments.

#### 9. Public Benefits

Refer to Appendix G for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class B waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$2,352,599 based on December 10, 2025 rates. The value of the DCL waiver for the market residential floor area is estimated to be \$2,654,911. The project would qualify for an exemption for the social housing floor area, valued at \$800,710.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that based on the land transfer of a portion of the site from Cressey to Kettle for the delivery of 40 social housing units and a social service centre, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$332,903 based on the current (2016) rate.

### **Financial Implications**

This project is expected to provide 236 rental units, 40 social housing units, a social service centre, DCLs, as well as a public art contribution. See Appendix G for additional details.

### **Conclusion**

An amendment to change the Generalized Land Use designation in the *Vancouver ODP* for a portion of the site to Residential High Rise 1 is required to make this application consistent with the *ODP*. The proposed land use, form of development and public benefits are generally consistent with the intent of the *Grandview-Woodland Community Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the *ODP* amendment in Appendix A and the CD-1 by-law in Appendix B subject to conditions contained in Appendix C.

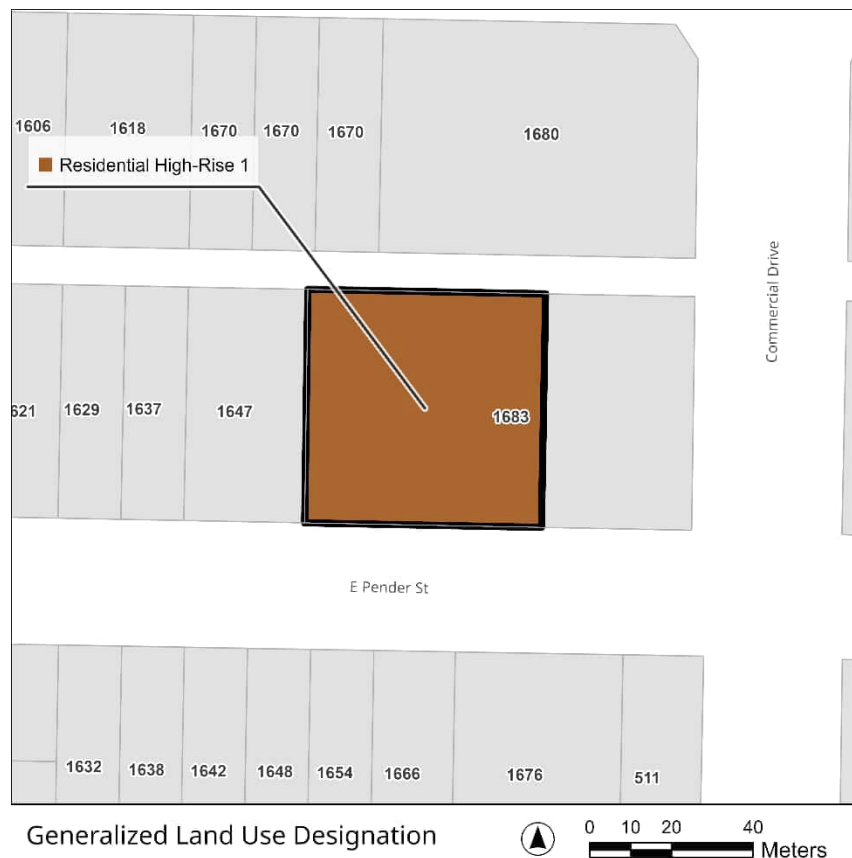
\* \* \* \* \*

**APPENDIX A**  
**PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT**  
**to redesignate a portion of 1683-1691 East Pender Street and 485 Commercial Drive to**  
**Residential High-Rise 1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Schedule A of the Vancouver Official Development Plan By-law No. 14660.
2. Council amends the Generalized Land Use designations of the lands identified in the maps attached to this by-law as Schedule A by amending Map 4 to redesignate the lands to Residential High-Rise 1, and amends all corresponding illustrative maps in Part 4 accordingly.
3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
4. This by-law is to come into force and take effect on the date of its enactment.

Schedule A



**APPENDIX B**  
**1683-1691 East Pender Street and 485 Commercial Drive**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

*Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**Zoning District Plan Amendment**

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map and will be included with the draft by-law that is prepared for posting.]*

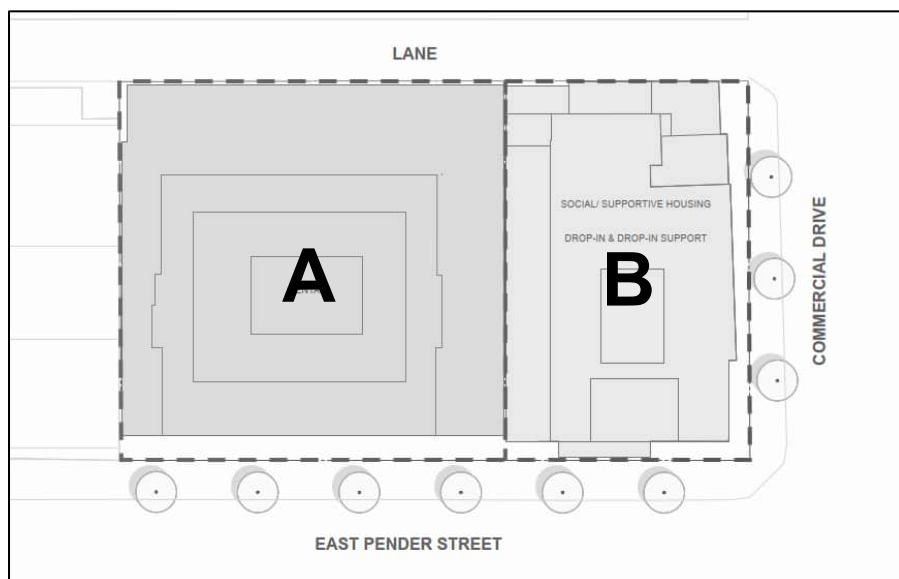
**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**Sub-areas**

3. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the permitted uses, maximum permitted building height and floor areas for each sub-area.

**Figure 1: Sub-areas**



## Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Multiple Dwelling and Mixed-Use Residential Building;
  - (b) Institutional Uses, limited to Social Service Centre; and
  - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

## Conditions of Use

- 5.1 Only multiple dwelling and accessory uses customarily ancillary to multiple dwelling use are permitted in sub-area A.
- 5.2 Only mixed-use residential building, social service centre, and accessory uses customarily ancillary to multiple dwelling use are permitted in sub-area B.
- 5.3 All residential floor area in sub-area B must be social housing.
- 5.4 The design and layout of at least 35% of the total number of dwelling units in sub-area A must:
  - (a) be suitable for family housing; and
  - (b) have 2 or more bedrooms.

## Floor Area and Density

- 6.1 The maximum floor area for sub-area A is 14,326 m<sup>2</sup>.
- 6.2 The minimum floor area for Social Service Centre use in sub-area B must be 1,294 m<sup>2</sup>.
- 6.3 The minimum floor area for dwelling use in sub-area B must be 2,291 m<sup>2</sup>.
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area must exclude:
  - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 15% of the floor area being provided, and
    - (ii) the balconies must not be enclosed for the life of the building;

- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
  - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage, and
  - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

### **Building Height**

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

**Table 1: Permitted Building Height**

<b>Sub-area</b>	<b>Building height</b>
A	67.5 m
B	22.4 m

---

### **Access to Natural Light**

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

\* \* \* \* \*

## **APPENDIX C DRAFT CONDITIONS OF APPROVAL**

*Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.*

### **PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council of the proposed form of development is in reference to plans prepared by dys architecture, received on March 26, 2026.*

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

#### **Urban Design**

- 1.1 Design development to improve overall livability of dwelling units by mitigating the impacts to privacy and overlook by:
  - (a) Providing a minimum clear building separation of 10.7 m (35 ft.) between the rental market building and the social housing / social service centre building; and  
  
Note to Applicant: Building separation should be provided from level three (i.e., the level where unit's living spaces face the side yard) and above. Minor encroachments into the separation distance, such as for balconies or building articulation, may be considered provided the impacts on views, privacy, light and open space are minimal.
  - (b) Ensuring a minimum 24.4 m (80 ft.) tower separation between the proposed market rental tower and potential neighbouring towers by providing the following minimum tower setbacks:
    - (i) 3 m (10 ft.) from the west side yard property line;
    - (ii) 9.1 m (30 ft.) from the rear property line;  
Note to Applicant: At future design phases, a block study demonstrating tower separation to existing and possible future towers is required.
- 1.2 Design development to provide a minimum 2.4 m (8 ft.) setback from the property line at Pender Street and a 5.5 m (18 ft.) SRW from the back of the existing curb to building face on Commercial Drive to better achieve the intent of the Plan and objectives for on-site open space (Refer to Engineering condition 2.3).

Note to Applicant: Minor incursions into the site setbacks may be considered to maximize functionality and operational efficiency of the social housing / social service centre building at future design stages. Subject to the provision of a supporting rationale and operation program at the Development Permit stage.

- 1.3 Design development to ensure the livability of dwelling units, including minimum unit sizes and dimensions.

Note to Applicant: Refer to the Zoning and Development By-law. The minimum required floor area for a studio unit shall be no less than 29.7 sq. m. (320 sq. ft.) excluding bulk storage.

- 1.4 Design development to meet the minimum livability requirements as per the *High-Density Housing for Families with Children Guidelines*:

- (a) The Guidelines outline a set of performance criteria for common indoor and outdoor amenity spaces. If a ratio of a minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space is provided, staff will consider those performance criteria to have been met. Additional explorations could include:
- (i) Increasing common indoor amenity such as maximizing the rooftop and converting unit 303 to indoor amenity space.
- (ii) Increasing common outdoor amenity such as maximizing the rooftop and converting the level 3 private roof deck to common amenity space.
- (b) A balcony for each family unit (2+ bedrooms) with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).
- (c) Residential bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin* which requires a minimum of 2.3 sq. m (24.7 sq. ft.) of storage per dwelling unit.

Note to Applicant: At the development permit stage, proposed relaxations for the social housing / social service centre building for the requirements outlined above may be considered based on programmatic and operational needs.

- 1.5 Design development to strengthen the Commercial Drive interface.

Note to Applicant: To meet the intent of the *Plan*, explore solutions such as refining the weather protection, introducing more diversity into the façade treatment, incorporating a variety of fine-grain materials at the pedestrian level, increasing the amount of transparent glazing, strengthening the primary entry and/or providing additional entry doors.

- 1.6 Design development to improve or reduce the perceived impact of the market rental tower massing.

Note to Applicant: Solutions could include refining the rooftop appurtenance or sculpting the top of the tower crown to minimize shadowing and visual bulk.

## **Landscape**

- 1.7 Design development to enhance the public realm interface.

Note to Applicant: This may be achieved by, but not limited to:

- (i) Providing additional planted areas at grade, where feasible; and
- (ii) Enhancing the lane interface by reducing the extent of blank wall, providing additional pedestrian interest and providing additional trees in the level 2 edge planters.

1.8 Design development to enhance the rooftop outdoor amenity area for the market rental tower.

Note to Applicant: This may be achieved by, but not limited to, exploring provision of urban agriculture plots and providing additional planted areas and shade trees where feasible.

## Sustainability

1.9 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27 2024) located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

## Housing

### Market rental building

1.10 The proposed market rental unit mix, including 104 studio units (44.1%), 40 one-bedroom units (16.9%), 92 two-bedroom units (39.0 %) and 0 three-bedroom units (0%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units, designed to be suitable for families with children.

1.11 The market rental building should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) an outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) a balcony for each family unit (2+ bedrooms) with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant:

- (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.
- (b) Bulk storage should be designed in accordance with the *Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin*.

Social housing building

- 1.12 Design development of the social housing should reference the BC Housing Design and Construction Standards, the City of Vancouver *Housing Design and Technical Guidelines*, and other forms of best practices for social housing unit design, including but not limited to unit sizes, outdoor and indoor amenity space, and a minimum of five per cent of units as wheelchair accessible.

**Engineering**

- 1.13 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.14 The owner or representative is to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.15 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

- 1.16 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.17 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.18 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.19 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at [pbdevelopment.trees@vancouver.ca](mailto:pbdevelopment.trees@vancouver.ca) for inspection after tree planting completion".
- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric

design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after development permit issuance.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Any proposed portions of gates / doors that swing more than 0.3 m (1 ft.) over the property lines or into an SRW area.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with “All other City Areas” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

1.20 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

(a) Convenient, internal, stair-free loading access to/from all site uses;

- (b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

1.21 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly;

Note to applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside. The bicycle call buttons to be noted on the drawings.

1.22 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

1.23 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.24 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

- 1.25 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
  - (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.26 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at [building.grades@vancouver.ca](mailto:building.grades@vancouver.ca) or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

- 1.27 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

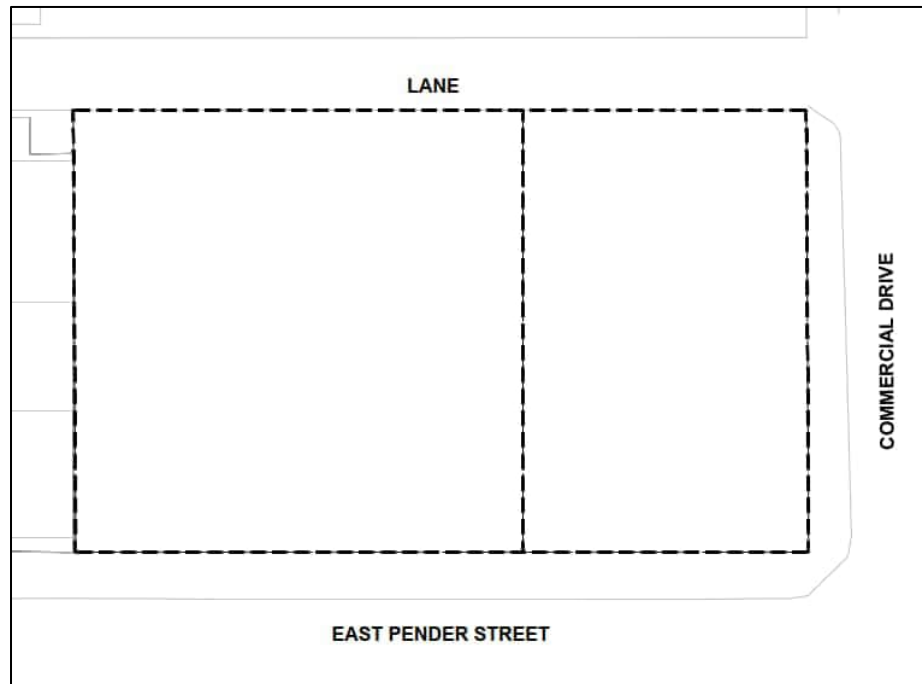
## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as

necessary, and at the sole cost and expense of the current owner, make arrangements for the following:

### Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the subdivision of Lot A, Blocks C and D, District Lot 183, Plan EPP82425 to create two (2) separate parcels generally as shown below:



Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required in accordance with the Subdivision By-law. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreement BG311972.
- 2.3 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Commercial Dr, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width is required.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for [collection of a fee for service](#) and will be due prior to issuance of the Development Permit.

- 2.4 Entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the subdivided lot that will contain the social service centre and social housing building, via the subdivided lot that will contain the market rental building.

Note to Applicant: The preparation of this legal agreement may include a statutory right-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the development permit.

- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the entire site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by MPT Engineering Co. Ltd. dated August 19, 2025, no water main upgrades are required to service the development

The main servicing the proposed development is 150 mm on Pender Street or 200 mm on Commercial Drive. Should the development require water service connections larger than 150 mm on Pender Street, or 200 mm on Commercial Drive, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such

that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1683 Pender Street does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 450 mm STM sewers along Pender Street.

Note to Applicant: The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at [vancouver.ca/rainwater](http://vancouver.ca/rainwater).

- (c) Provision of street improvements with appropriate transitions, along Commercial Drive adjacent to the site, including:
  - (i) Minimum 1.2 m wide front boulevard;
  - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
  - (iii) Corner curb ramp;
  - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and
  - (v) Full depth road reconstruction from curb to road centerline.

Note to Applicant: Road reconstruction on Commercial Drive to meet City higher zoned, arterial, and bus lane standards.

- (d) Provision of street improvements with appropriate transitions, along Pender Street adjacent to the site, including:
  - (i) Minimum 1.2 m wide front boulevard;
  - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
  - (iii) Corner curb ramp;
  - (iv) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter;

- (v) Full depth road reconstruction from curb to centerline.

Note to Applicant: Road reconstruction on Pender Street to meet City higher zoned standards.

- (vi) Curb bulge, including road reconstruction as required to accommodate the curb bulge; and

- (vii) Removal of the existing driveway crossing and reconstruction of the curb and gutter.

Note to applicant: The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements with appropriate transitions, along the lane north of E Pender Street adjacent to the site, including:

- (i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards with a center valley cross section. If porous asphalt is used in this laneway, the proposed porous asphalt pavement structure shall be designed to meet the same loading performance as the City standard higher-zoned lane pavement structure.

- (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Commercial Drive.

Refer to the City design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (f) Provision of speed humps in the lane west of Commercial Drive between Commercial Drive and Woodland Drive.

- (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

- (h) Provision of East Pender Street and Commercial Drive entire intersection street lighting upgrade to current City standards and IESNA recommendations.

- (i) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (k) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

## **Housing**

### Market Rental Building

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units in the market rental building as for-profit affordable housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:

- (a) A no separate-sales covenant is required.
- (b) A no stratification covenant is required.
- (c) None of the units are to be rented for less than 90 consecutive days at a time.
- (d) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A (e) of the Vancouver Development Cost Levy By-Law.
- (e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

### Social Housing / Social Service Centre Building

- 2.7 Arrangements shall be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units in the social housing building to be used for social housing for a term equal to the longer of 60 years and the life of the building, subject to the following terms and conditions:

- (a) A no separate-sales covenant for the sale of individual units, except that the building may be subdivided by way of an air space plan to create, among other things, an air space parcel or the remainder containing all of the social housing units and an air space parcel or the remainder containing other portions of the building;
- (b) A no stratification covenant;
- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, one or more First Nations, one or more First Nation Corporations, the Province of British Columbia, or Canada as a single legal entity
- (d) A provision that none of such units will be rented for less than 90 consecutive days at a time;
- (e) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit; and
- (f) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and (f) on such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Director of Finance, and the Director of Legal Services for the delivery of the social housing / social service centre building with a minimum of 3,585 sq. m (38,589 sq. ft.), equivalent to approximately 40 social housing units, a drop-in centre and including all required parking, storage and amenity spaces, all at no cost to the City, such that:

- (a) Concurrent with enactment of the CD-1 by-law, the subdivided social housing / social service centre building parcel shall be transferred to a non-profit corporation, a non-profit co-operative association, the City, one or more First Nations or First Nation corporations, the Province of British Columbia or Canada;
- (b) Prior to enactment of the CD-1 by-law, a full or partial construction financing commitment (which may be conditional) has been received by the party identified in condition 2.8(a) above for construction of the social housing / social service centre building, to the General Manager of Planning, Urban Design and Sustainability's satisfaction, which may be constructed in one or two phases;

- (c) Prior to enactment of the CD-1 by-law, all commercially reasonable efforts have been made to secure funding and/or financing for the social housing and social service centre, including but not limited to funding from BC Housing, Canada Mortgage and Housing Corporation, and other comparable housing funding agencies, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability;
- (d) Prior to enactment of the CD-1 by-law, all prior-to conditions of Development Permit issuance for the social housing / social service centre building parcel have been satisfied and a Development Permit is issuable for the said parcel, except for enactment of the CD-1 by-law and transfer of the social housing / social service centre building parcel as described in condition 2.8(a) above.

Note to Applicant: It is a condition of enactment that the requirement of condition 2.8(a) above is secured by way of a legal undertaking, escrow agreement or similar arrangement to the satisfaction of the Director of Legal Services.

- 2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services for the registration of a Section 219 Covenant to delay development permit issuance and building permit issuance for the market rental building until such time as the the subdivided social housing / social service centre building parcel has been transferred to a non-profit corporation, a non-profit co-operative association, the City, one or more First Nations or First Nation corporations, the Province of British Columbia or Canada.

### **Public Art**

- 2.10 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

Note to Applicant:

- (a) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B1 (time-limited): 60% cash-in-lieu of Art.
- (b) Applications eligible for Option B1 are limited to all current and in-stream rezoning applications referred to public hearing as of December 10, 2025 and prior to July 31, 2026.
- (c) Please contact Public Art staff at [publicart@vancouver.ca](mailto:publicart@vancouver.ca) to discuss your application or to set up a meeting to discuss the options further.

### **Environmental Contamination**

- 2.11 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: The site contains a Schedule 2 use. The Site Disclosure Statement has been forwarded to the Ministry of Environment.

### **Agreements**

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the *Land Title Act*.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

**APPENDIX D  
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1683-1691 East Pender Street and 485 Commercial Drive [CD-1 #] [By-law #] C-2”

**DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 1683-1691 East Pender Street and 485 Commercial Drive”

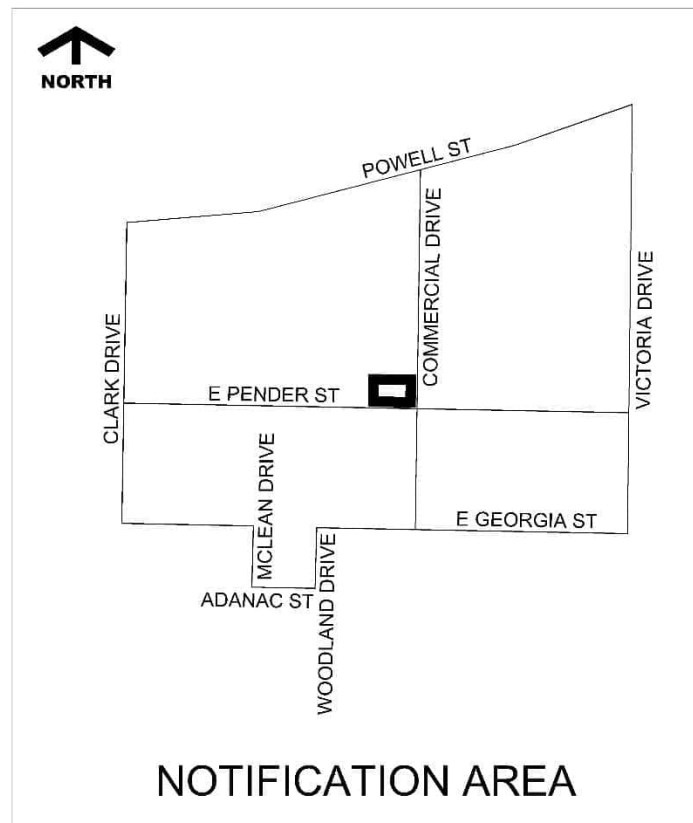
\* \* \* \* \*

**APPENDIX E  
 ADDITIONAL INFORMATION**

**Public Consultation Summary**

<b>Event</b>	<b>Date(s)</b>	<b>Details</b>
<b>Webpage published</b>	October 14, 2025	<a href="http://www.shapeyourcity.ca/1683-1691-e-pender-and-485-commercial-dr">www.shapeyourcity.ca/1683-1691-e-pender-and-485-commercial-dr</a>
<b>Postcard mailed</b>	November 3, 2025	1,814 notices mailed (approximate)
<b>Site sign installed</b>	October 14, 2025	n/a
<b>Online comment form</b>	October 2025 to April 2026	107 submissions <ul style="list-style-type: none"> <li>• 20 responses support</li> <li>• 75 responses opposed</li> <li>• 12 responses mixed</li> </ul>
<b>Question and Answer (Q&amp;A) period (2 weeks)</b>	November 5, 2025 to November 18, 2025	5 submissions
<b>Other input (phone calls, direct emails, etc.)</b>	October 14, 2026 to April 23, 2026	4 submissions
<b>Total webpage views</b>	October 14, 2026 to April 23, 2026	1,129 page views
<b>Total Submissions</b> (Comments submitted + questions asked + other input methods)		116 submissions

## Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Housing & Affordability:** Respondents show support for increasing the housing supply in particular for social housing units. There are also suggestions to add family housing.
- **Social Housing:** Responses advocate for The Kettle Friendship Society's embedded support and housing model.
- **Equity and Housing Transitions for Lower-Income Residents:** Residents with lived experience highlight the need for below-market rental options to allow tenants in supportive housing realistic pathways to greater housing independence.
- **Transit-Oriented Density:** The project is supported due to its proximity to transit, services, and amenities.
- **Height, Density, and Massing:** The proposed height and density is deemed appropriate for the area.
- **Neighbourhood Improvement:** The development will replace an underutilized site with a project that improves and serves the neighbourhood.

- **Approval but suggestions:** Some comments show approval but stress that there needs to be more within the neighbourhood's changing development that supports the increasing population such as parks and open space, vehicle and bicycle parking, and community-serving spaces.

Areas of concern:

- **Excessive Height, Scale, and Massing:** Concerns that the development is out of scale with surrounding low-rise neighbourhood, and contradicts the height and density limits set out in Grandview-Woodland Community Plan.
- **Urban Design:** Residents identify a lack of appropriate massing transitions, setbacks, and buffering between the tower and adjacent low-scale residential buildings.
- **Over-Concentration of Social Housing:** Respondents express concern that social and supportive housing and services are being concentrated into a single area rather than equitably distributed city-wide.
- **Lack of Amenities:** Many submissions state that amenities such as schools, childcare, community centres, parks, and emergency services are already over capacity and cannot support the proposed increase in population.
- **Transportation & Traffic:** Comments argue the area lacks sufficient transit capacity, parking availability, and road infrastructure to accommodate the additional residents.
- **Neighbourhood Impact:** Residents fear this development will create a decline in neighbourhood character and overall quality of life.
- **Affordability and Housing Outcomes:** Respondents argue that predominantly market rental towers do not meaningfully address housing affordability or family-oriented housing needs in the community.
- **Trust in Planning/Process:** Worries that this rezoning will create a precedent for the Grandview-Woodland Community Plan and encourage more projects that deviate from its policies.

**Response to Public Comments**

- **Excessive Height, Scale, and Massing:** The proposed height of the market tower exceeds the 10 storeys contemplated in the *Plan*, however staff are supportive of the extra height in order to facilitate the delivery of the social housing and drop-in centre. Staff have included conditions in Appendix C to help mitigate the impacts of the proposed tower.
- **Urban Design:** Staff have included conditions in Appendix B which improve setbacks to the proposed 6-storey social housing building, reduce the tower floorplate and mitigate impacts of the proposed tower on the surrounding area.
- **Over-Concentration of Social Housing:** The City's goal is to ensure that there is a range of affordable housing options in every neighbourhood. Kettle currently operates a drop-in centre in the neighbourhood and has partnered with Cressey to renew their drop-

in centre and provide social housing within the same neighbourhood where they currently provide services.

- **Lack of Amenities:** Staff acknowledge that many of our community centres and amenities are generally well subscribed across the City. Staff are looking at strategies to meet demand across the City's portfolio, as part of future Capital Planning reviews.
- **Transportation & Traffic:** Staff have included rezoning conditions which require the applicant to make street improvements along the edges of the site. In terms of parking, the proposed development will be required to meet the Parking By-law.
- **Neighbourhood Impact:** Kettle currently serves the neighbourhood at their existing drop-in centre location, proposing a continuation of their services which benefit the community. The proposed development will be required to meet City urban design standards to ensure appropriate integration in its context.
- **Affordability and Housing Outcomes:** The proposed development will provide a range of housing options, including supportive housing and market rental.
- **Trust in Planning/Process:** Each rezoning application is reviewed based on its own merit. Staff support this rezoning application as it delivers 20% of the total floor area as non-profit space, including the drop-in centre and social housing.

**Vancouver School Board Comments**

		<b>Capacity Utilization</b>	
		<b>2025</b>	<b>2039</b>
<b>Catchment</b>			
<b>Elementary School</b>	Admiral Seymour Elementary	38%	44%
<b>Secondary School</b>	Britannia Secondary	57%	55%

Future School Capacity Utilization Rates (2039)

Continued surplus capacity at both elementary and secondary.

\* \* \* \* \*

## APPENDIX F HOUSING

**Figure 1: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) as of March 31<sup>st</sup>, 2026**

Housing Type	Category	10-year Targets <sup>1, 2</sup>	Units Approved Towards Targets <sup>3</sup>
Purpose-Built Rental Housing Units <sup>3</sup>	Market Rental	30,000	19,996 (67%)
	Developer-Owned Below Market Rental	5,500	2,892 (53%)
	Total	35,500	22,888 (64%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

**Figure 2. Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for as of March 31<sup>st</sup>, 2026**

Housing Type	Category	10-Year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	2,087 (25%)
	Total	10,000	2,163 (22%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

As the applicant is seeking a Class B DCL Waiver, average rents for each unit type will be set at the DCL By-law Maximum Average rents for the eastside at the time of occupancy permit issuance, for initial building occupancy.

**Figure 3: Market Rents in Newer Eastside/Westside/Downtown Buildings, DCL By-Law Maximum Average Rents, Costs of Ownership and Household Income Served**

		Newer Rental Buildings Eastside		DCL By-Law Maximum Averages Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Proposed Average Unit Size	Average Market Rents <sup>1</sup>	Average Household Income Served <sup>4</sup>	2025 Maximum Average Rent <sup>2</sup>	Average Household Income Served <sup>4</sup>	Monthly Costs of Ownership <sup>3</sup>	Average Household Income Served <sup>4</sup>	Down Payment at 20%
Studio		\$1,965	\$78,600	\$2,076	\$83,040	\$2,623	\$104,920	\$88,000
1-bed		\$2,224	\$88,960	\$2,425	\$97,000	\$3,295	\$131,800	\$115,000
2-bed		\$2,979	\$119,160	\$3,291	\$131,640	\$4,748	\$189,920	\$164,888
3-bed		\$3,420	\$136,800	\$4,068	\$162,720	\$6,822	\$272,880	\$248,000

---

*1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2025 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2026.*

*2. Data from October 2025 CMHC Rental Market Survey for buildings completed in 2016 or later on the Eastside of Vancouver.*

*3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2025 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$400-\$600 monthly strata fees and monthly property taxes at \$2.78 per \$1,000 of assessed value (2023 assessments and property tax rate).*

*4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.*

## APPENDIX G PUBLIC BENEFITS

City-wide DCL <sup>1,2</sup>	\$423,614
Utilities DCL <sup>1</sup>	\$1,929,006
Public Art <sup>3</sup>	\$305,323
<b>TOTAL</b>	<b>\$2,657,943</b>

**Other Benefits** (non-quantifiable components): 236 rental housing and 40 social housing units, secured for the greater of 60 years and the life of the buildings, and a social service centre.

<sup>1</sup> Based on rates in effect as of December 10, 2025 and the proposed 14,326 sq. m (154,204 sq. ft.) of market residential floor area, 2,291 sq. m (24,660 sq. ft.) of social housing floor area and 1,294 sq. m (13,929 sq. ft.) of social service centre floor area.

DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

<sup>2</sup> This application has requested and is expected to be eligible for a Class B (86.24%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to class B market rental units as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$2,654,911.

The social housing portion of the development is expected to be exempt from DCLs; the value of the exemption is estimated to be \$800,710.

<sup>3</sup> The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.). Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

\* \* \* \* \*

## APPENDIX H REZONING APPLICATION SUMMARY

### Property

Address	Parcel Identifier (PID)	Legal Description
1683-1691 East Pender Street and 485 Commercial Drive	030-565-448	Lot A Blocks C And D District Lot 183 New Westminster District Group 1 Plan EPP82425

### Applicant Team

<b>Property Owner</b>	Cressey East Pender Holdings Ltd.
<b>Developer</b>	Cressey (East Pender) Development LLP
<b>Architect</b>	dys architecture

### Statistics

	Permitted Under Existing Zoning	Proposed	
<b>Zoning</b>	MC-1	CD-1	
<b>Site Area</b>	2,301.8 sq. m (24,776 sq. ft.)	2,301.8 sq. m (24,776 sq. ft.)	
<b>Land Use</b>	Industrial	Mixed-Use	
<b>Maximum FSR</b>	0.75	7.78	
<b>Maximum Height</b>	12.2 m (40 ft.)	<b>Sub-area A</b>	<b>Sub-area B</b>
		67.5 m (221 ft.)	22.4 m (73 ft.)
<b>Floor Area</b>	1,726.4 sq. m (18,583 sq. ft.)	<b>Sub-area A</b>	<b>Sub-area B</b>
		Max. of 14,326 sq. m (154,204 sq. ft.)	Min. of 1,294 sq. m (13,929 sq. ft.) for social service centre; Min. of 2,291 sq. m (24,660 sq. ft.) for social housing
<b>Unit Mix</b>	N/A	<b>Sub-area A</b>	<b>Sub-area B</b>
		104 studio units (44%)	40 studio units
		40 1-bedroom (17%)	
		92 2-bedroom (39%)	
		<b>236 Total</b>	
<b>Natural Assets</b>	0 on-site trees 0 street trees	0 trees proposed for removal. 0 trees proposed for retention. 9 new street trees proposed. 0 new on-site trees proposed. Final numbers to be confirmed at development permit stage.	