

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

| Date Received | Time Created | Subject                                                                                          | Position | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Author Name                    | Neighborhood       | Attachment                                                   |
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| 2026-06-17    | 19:51        | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose   | I am opposed to this project. This community is already subjected to extreme safety and density issues. This development will add nothing positive to the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Ryan & Brittany Keller Schmidt | Hastings-Sunrise   |                                                              |
| 2026-06-17    | 20:58        | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose   | I live next door to the proposed lot. Not only does creating a 22 storey building on this block contradict the thoughtfully created Grandview-Woodland plan in many of its highly esteemed values, but it also poses many community infrastructure problems. This neighbourhood has been flooded with people already with recent developments and shelter closures across the city. Parks are overcrowded on a sunny day, buses jammed packed on major routes and grocery store line ups in the area are not for the faint of heart. The school system is overloaded and over capacity. The community centres and daycares have wait lists for all their programs and services. Vancouver Fire is constantly leaving for emergency calls in the area from their temporary hall at Hastings and commercial drive. Even considering the approval of this rezoning application does not factor in public safety or consider the quality of living in this area. Do not reward Cressey for trying to spin this development as helping the community with the Kettle Friendship society, when all they care about is their profit. If they are so concerned with the bettering of our neighbourhood and community values, they'd concede the sheer size of the residential building to match the neighbourhoods standard (6-10 stories max.) Parking is already an issue in this area and Cressey has not addressed this to any degree, but will just add more people than parking spots. Feels like a one sided arrangement and far from how the residents of Grandview Woodland conduct themselves. Please consider this a very strong opposition to the proposed rezoning. | organization Honey Shoppe      | Grandview-Woodland |                                                              |
| 2026-06-22    | 14:58        | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose   | <p>The City of Vancouver requested that Cressy revise the layout to Increasing separation between the two new buildings to improve liveability of 10.7m/35' however they did not ask them to increase the separation between the existing residential building at 1647 East Pender street which is only 2.16m/7'1" from the edge of the balcony's or 3.01m/9'10" to the residential units at 1647 E Pender street.</p> <p>1647 East Pender street should be treated the same and the separation should be 35' or 10.7m. This would reduce the shadowing of our building</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Paul Thompson                  | Grandview-Woodland | <a href="#">Attachment 1</a><br><a href="#">Attachment 2</a> |

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| 2026-06-22 | 15:08 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | <p>The Proposal Contradicts the Grandview-Woodland Community Plan</p> <p>The Grandview Woodland Community Plan (GWCP) was developed through extensive community consultation and outlines a clear vision for this area. <a href="#">hxxps://guidelines[.]vancouver[.]ca/policy-plangrandview-woodland.pdf</a></p> <p>Key provisions include:</p> <ul style="list-style-type: none"><li>• Page 29 – Grandview Sub-Area Policy:<br/>“Preserves the low-scale, traditional character of the historic Grandview sub-area while allowing for incremental growth through new ground-oriented housing for families.”</li><li>• Page 46 – Apartment District (North End):<br/>“Allow buildings up to six storeys to provide renewed and additional secured rental housing while protecting character streetscapes.”</li><li>• Page 38 – Britannia-Woodland Sub-Area:<br/>“On selected blocks on Pender Street, adjacent to the new gateway along Hastings, allow buildings up to 10 storeys to achieve new non-market and other housing.”</li></ul> <p>The proposed height and density exceed these parameters several-fold, conflicting with the character of nearby townhomes and low-rise dwellings.</p> <p>As such and as you can see from the shadowing study carried out by Cressy developments the building oversadows the Oxley residents, Oxley's communal gardens, residents patios and amenity area's please see the attached screen shot of Cressy's application. If this building was kept below to 6 storey high it would be less of an issue.</p> | Paul Thompson   | Grandview-Woodland | <a href="#">Attachment 4</a> |
| 2026-06-22 | 15:18 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | I oppose the height of this proposed tower and request that it be kept inline with the Grandview-Woodland Community Plan. It is unacceptable for a developer to leverage a non-profit to secure excessive density—resulting in a tower that effectively reaches 25 storeys once mechanical rooms and upstands are factored in."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Maisie Thompson | Grandview-Woodland |                              |
| 2026-06-29 | 17:49 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | <p>Stop killing this beautiful Grandview-Woodland neighbourhood!!! Every decision to approve unsupported developments will bring many more problems to this neighborhood. Just see what your have done to the following places, photos are all posted to Google maps. This neighbourhood can no longer support high density developments without extensive investments into support systems. I will continue to voice my concerns by opposing these greedy developments until my last living breath and if Councils approves this development, then SHAME ON YOU.</p> <p>1508 E Hastings St, Vancouver, BC V5L 1S5<br/>1519 E Pender St, Vancouver, BC V5L 1V9<br/>1529 E Pender St, Vancouver, BC V5L 1V9<br/>1573 E Pender St, Vancouver, BC V5L 1P9<br/>1660 E Hastings St, Vancouver, BC V5L 1S6<br/>1738 E Hastings St, Vancouver, BC V5L 1S9</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Jennifer Chu    | Grandview-Woodland |                              |
| 2026-06-30 | 19:30 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | 21 storeys is too tall. Build a shorter, fully social housing building and then I will support it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Charlie Darragh | Grandview-Woodland |                              |
| 2026-07-01 | 21:53 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | There's enough addicts here and I feel this would make it worse.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Christian Kragh | Hastings-Sunrise   |                              |
| 2026-07-02 | 10:25 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | <p>I am in opposition of this development.</p> <p>I recently reviewed the rezoning application for 1683-1691 E Pender Street. As a neighbour living at 1647 E Pender Street to the proposed development site I found several concerning features of the application that I hope you might consider. As an active member of this neighbourhood I want to see the area blossom and thrive and do not feel that</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Joel Caschetto  | Grandview-Woodland |                              |

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|  |  |  | <p>currently rezoning this site is in the best interest of the city, or the neighbourhood. This commentary will focus on the city’s Grandview Woodland plan and how the proposed rezoning will affect the immediate surroundings.</p> <p>At the heart of it all, the application does not align with the grandview woodland plan and contravenes several points which serve to protect the neighbourhood and grow surrounding community responsibly.</p> <p>The Grandview Woodland plan defines a thoughtful outlook and vision for our neighbourhood and was built with extensive community participation and consultation. This rezoning application not only asks for outlandish “considerations” for increased density given it’s partnership with the Kettle society and creation of secured market rental units, It more than doubles the 10 storey zoned parameters with a 22 story building that will dwarf the surrounding character neighbourhood (Grandview-woodland plan, P.38, 75, 82). This is not in keeping with the zone plans and goes against the grandview sub-area policy which aims to “preserve the low scale, traditional character of the historic grandview sub-area while allowing for incremental growth through the new ground oriented housing for families” (P.29). What’s more, the plan quotes allowing for renewed and additional secured rental housing while protecting character streetscapes - this rezoning application completely ignores the protection of character streetscape and thus does not align with these principles.</p> <p>With the existing shelters in our neighbourhood and current issues we are grappling with, creating a greater concentration of social and supportive housing in a single block is not feasible or responsible. Our building has many documented concerns with the city regarding the low barrier shelters at 1660 and 1738 East Hastings Street. We have not seen adequate support for the increased open drug use, litter and biohazardous materials (needles, human waste and garbage), car break-ins, theft and vandalism. To introduce greater concentration of services and housing in this block serves to further impact our safety and livability in our already strained neighbourhood. We want to be thoughtful of all our city’s inhabitants and live peacefully with all the population but we need not look far down hastings street to see what happens when we over-populate and over-saturate one area with social housing and services. The city’s planning and equity policies emphasize balance distribution of supportive housing, rezoning this site will simply cluster it in an already strained neighbourhood.</p> <p>With the advent of the future urban native youth centre's 23 storey towers (122 units) at 1680 E Hastings, the approved 18- storey indigenous social-housing tower (191 units) at 1710-1730 E Pender Street our neighbourhood is not prepared to absorb another 22 storey tower with 236 units. Not only will these developments require addressing the existing gaps in services to the area, we do not possess the necessary schools in catchment area and our community centre which has long needed renewal and expansion continues to be allayed due to lacking necessary funding, despite “maintenance and repairs for existing facilities at Britannia have becom(ing) even more urgent” (Vancouver.ca, P.1). Where will all these new residents access community programs, health care and schools for their children? A conservative estimate would suggest that (122 + 191 + 236 units x 2.5 inhabitants) would introducing a potential around 1372 residents to a small two block radius. This will serve to overwhelm everything around us: Parking, sidewalks, transit stops, community centres, schools and parks.</p> |  |  |
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|            |       |                                                                                                  |        | <p>This is surely not in keeping with best urban-planning policy, nor does it fit within the grandview-woodland community plan.</p> <p>Grandview-Woodland is a special neighbourhood in our city and deserves your care and concern regarding this rezoning application. The amnesty Cressy is requesting on their plan is thin and cherry picks from minor points in the community plan to rationalize their vastly outsized tower. Our community supports the building and creation of new rental housing. We also care for the rejuvenation of the Kettle Society. Where this development application misses the mark</p> <p>is directly contravening the plan for Britannia-Woodland to “remain a neighbourhood that accommodates existing and new residents in affordable market rental housing. The sub-area will have a mixed-scale character that ranges from single-family houses to 10-storey apartment buildings and will retain heritage houses within well-defined character streetscapes” (P.75).</p> <p>Please consider this letter and the many others you are receiving in opposition of this rezoning. If this rezoning is approved you will alienate the current and future inhabitants of Grandview-Woodland.</p> <p>Thank you for your time and consideration,</p> |                   |                    |  |
| 2026-07-03 | 10:36 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | <p>This building is too tall--it is way out of proportion for the surrounding area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Adam Young        | Grandview-Woodland |  |
| 2026-07-03 | 11:26 | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose | <p>This appears to be one more attempt to get excessive rezoning in an unsuitable area, claw away at the industrial bank of lands in Vancouver, and propose an arts and culture amenity that will probably never happen, similar to what happened with the sale of the White Monkey studio space nearby.</p> <p>Quite simply it is one more example by a property owner seeking increased value to their land, an increase excessive to the surrounding neighbourhood and a change in zoning that undermines industrial lands.</p> <p>Chances are very good the arts and culture amenity will never materialize due to cost, or it will be priced out of the range of most working artists.</p> <p>I would hope Council is smarter than what is being asked for, and that Council will stand up for both the interests of the arts and culture community and for the interests of all Vancouver residents. As the Eastside Culture Crawl clearly demonstrates, residents and visitors value industrial lands for the arts and culture space they provide and the creative community they support.</p>                                                                                                                                                                                   | Maria Stanborough | Grandview-Woodland |  |

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| 2026-07-03    | 12:17        | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose   | <p>The Grandview Woodland community continues to face increasing density, major tower developments, within a very small corridor without corresponding investments in public safety, sanitation, infrastructure, emergency response capacity, livability protections, or meaningful mitigation measures for surrounding residents and businesses. Residents and business owners are increasingly concerned that the cumulative impacts of these decisions are fundamentally changing the livability and sustainability of the Grandview Woodland neighbourhood.</p> <p>Many community members feel that long established neighbourhood planning principles and community consultation processes are being overridden, while the day-to-day realities already affecting the corridor continue to intensify. <a href="https://vancouver.ca/home-property-development/grandview-woodland-community-plan.aspx">https://vancouver.ca/home-property-development/grandview-woodland-community-plan.aspx</a></p> <p>This proposal for a 22-story tower &amp; 6-story shelter (Kettle) at 1683 E. Pender is egregious and must not be approved.</p> <ul style="list-style-type: none"><li>- It violates the Grandview Woodland Community Plan (GWCP) in height, scale, character, and land-use direction, the tower is 3 times the maximum height envisioned in the GWCP. The Original GWCP states "Up to 6 storeys" for Pender Street.</li><li>- The proposed 22-story building will block natural light to the neighbouring residential homes, townhomes, and remaining buildings within a two city-block radius.</li><li>- It introduces excessive and concentrated density inconsistent with planned growth for this sub-area.</li><li>- It will erode neighbourhood character, strain infrastructure, and reduce community well-being.</li><li>- It introduces more social problems. This neighbourhood is already experiencing significant service concentration and infrastructure strain, adding another high-density development and service hub will further destabilize an already overburdened corridor.</li></ul> <p>Our community has repeatedly raised concerns to the City of Vancouver regarding public safety, sanitation, infrastructure strain, and the growing impacts these decisions are having on residents and businesses. Despite years of complaints, documentation, emergency incidents, and escalating costs, meaningful action has not occurred.</p> | Jennifer Chu | Grandview-Woodland | <a href="#">Attachment 5</a> |
| 2026-07-05    | 15:27        | Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive | Oppose   | <p>Over the years our neighborhood has dealt break-ins, vandalism, open drug use, people camping out around residences and being harassed by unhoused people. As much as the general public may not want to admit, when an SRO or supportive housing development goes into a neighborhood, these issues increase. Aside from the general impact on people who live and work nearby, there is an elementary school 2 blocks away which will undoubtedly experience the impacts.</p> <p>Increasing supportive housing capacity isnt the answer to the city's challenges. Improved quality and funding of current buildings and programs would have a more far-reaching and impactful effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Geoff Heald  | Hastings-Sunrise   |                              |