

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
2026-07-16	13:38	Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive	Oppose	I respectfully request that Council suspend the rules to allow me to present at the Public Hearing, despite my submission being received after the deadline. I apologize for missing the submission date and would greatly appreciate the opportunity to speak, as I believe my presentation will assist Council in its consideration of this application. Thank you for your time and consideration. Sincerely,	Nolana Greaves	Grandview-Woodland	Appendix A
2026-07-16	15:49	Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive	Oppose	I live in the 5-storey residential building immediately beside the building being proposed. I am in favour of the rezoning from MC-1 to CD-1. I am opposed to the Residential High Rise rezoning. I am concerned about the proposed social service center. This particular area (Commercial and Hastings) has been an industrial dead zone for decades, despite the residential low rise housing in the area. Furthermore, in part due to the nearby shelters and lack of amenities it does not feel safe nor represents the wider community. The city should be working towards supporting infrastructure that creates an attractive, communal neighborhood feel that people want to spend time inhabiting, rather than passing through. The entire stretch of Hastings street and along Commercial Drive has nothing that compares to the 22-storey height of the building in this proposal. The tallest buildings nearby, such as the Container Building at Hastings and Raymur Ave, is 14-storeys. Such a large building will not help create the intimate neighborhood environment that this corner desperately needs to feel like a mindful, supportive community. Please think carefully about the impact such a large residential development will have on an area that needs more than just housing to feel like home. I am concerned about this location for such a large social service center without the wider community amenities and commercial spaces that bring a variety of people to the area. The Kettle Society currently operates on Venebles Street. In this location they are surrounded by art galleries, bakeries, convenience stores, furniture shops, restaurants, and cafes. This variety of commercial spaces attracts a variety of people from the wider community; families, couples, youth, elders, working people, retired people, and more. The corner of East Pender and Commercial Drive, the proposed location for the Kettle Society in this new development, is not surrounded by any sort of food or shopping locations that would attract the wider community. Without a variety of people, those needing social services are not held to the same social conduct as they would when being surrounded by the wider population. This area needs a development that contains housing, amenity, community and commercial units. I would be in favour of a 14-storey building that contained commercial units along the street front for businesses such as cafes, galleries, bakeries, and others that would serve the local community. A mixed-use building would encourage a wider variety of users to congregate in the area which would in turn support greater positive social conduct, making the neighborhood feel safer and more welcoming.	Arielle Fraser	Grandview-Woodland	

Public Hearing

- 1683–1691 E Pender Street & 485 Commercial Drive
- Community Planning Review
- Prepared by: Nolana Greaves, Resident & Strata President, The Boheme [REDACTED]
- Speaking on behalf of three strata members from the Boheme. Ajay Prasad, Jennifer Chu, and Wendy Maynard



**Oppose -1683 – 1691
E Pender St and 485
Commercial drive
rezoning application**

- **I support affordable housing.**
- **I do not support concentrating the impacts into one neighbourhood without proper planning.**
- **Hastings Bus Stop #58283**



The current state of the community in this three-block radius has seen a substantial increase in emergency response activity and declining community conditions

1,113

Emergency Medical
Responses 2022 - 2025

• **686** transported to hospital (62%)

• 427 treated on scene / not transported (38%)

• 1738 E Hastings – 235 incidents

• 1670 E Hastings – 175 incidents

• 1660 E Hastings – 154 incidents

• 1550 Block E Hastings – 119 incidents

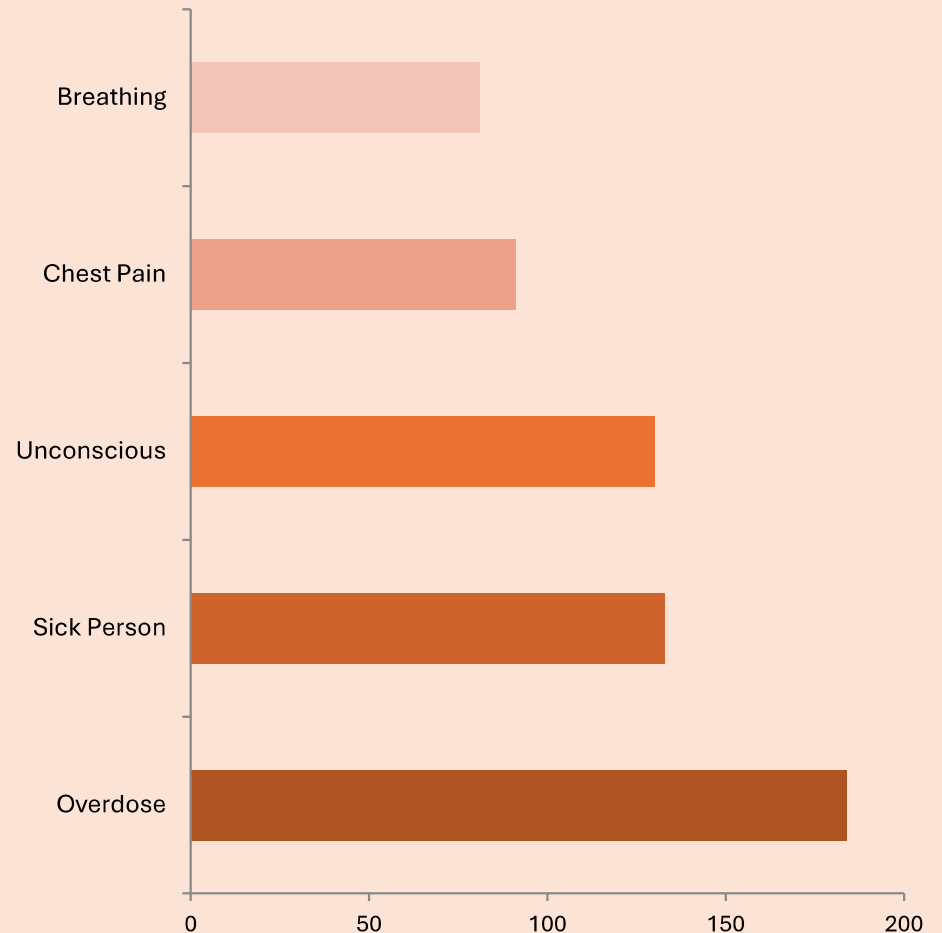
• 1660 Block E Hastings – 77 incidents

• Commercial DR/E Hastings – 63 incidents

• E Hastings St/Commercial Drive - 77 incidents

Most Common Emergency Calls

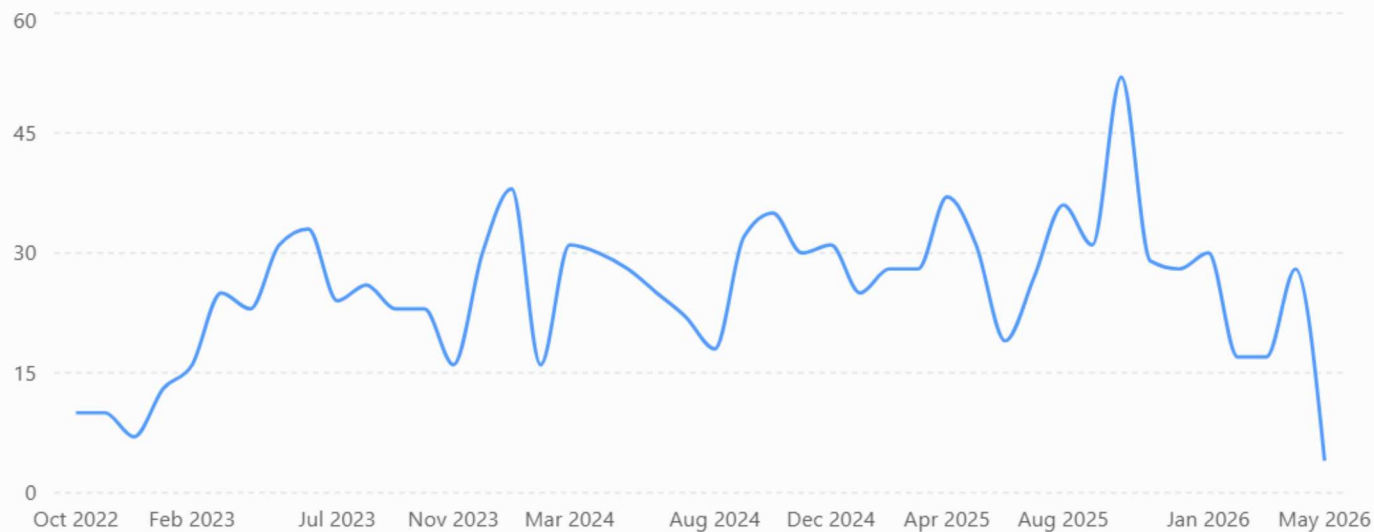
- BC Emergency Health Services data confirm that the immediate area surrounding the proposed development is experiencing high concentration of emergency medical responses in East Hastings, reinforcing residents' concerns regarding public safety, emergency response demand, and neighbourhood livability.
- Source: BC Emergency Health Services FOI (2022–May 2026).



Emergency Activity **Since 2023,**

Monthly BCEHS Emergency Responses

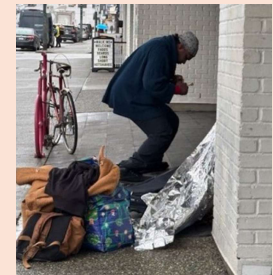
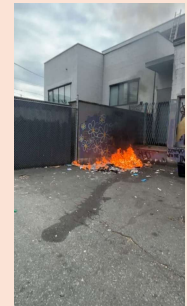
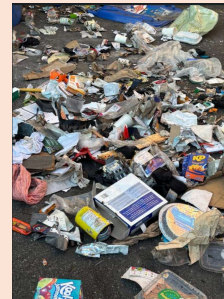
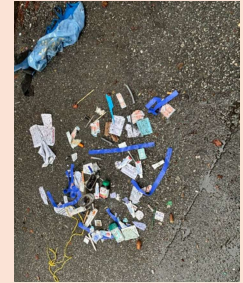
Emergency medical responses in the East Hastings study area (October 2022–May 2026).



Source: BC Emergency Health Services FOI data.

Emergency activity has remained **consistently high since the temporary shelters were put in place in 2023**

Neighbourhood Conditions



Growth Must Be Matched by Municipal Services

- Street cleaning and sanitation
- Graffiti removal and public realm maintenance
- Coordination of emergency and community services
- Monitoring neighbourhood livability
Investment in infrastructure alongside growth.

Good planning is not only about approving new development, but also about ensuring that municipal services, infrastructure, and neighbourhood livability grow alongside it.



Shape Your City Vancouver

Shape your City engagement results **69.3% Opposed**

Shape Your City Vancouver : Summary Report for 18 February 2020 to 04 May 2026

ENGAGEMENT TOOL: SURVEY TOOL

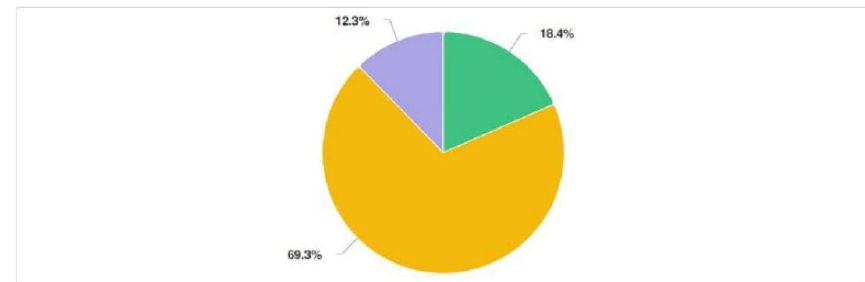
1683-1691 E Pender St and 485 Commercial Dr rezoning application comments

Visitors 227

Contributors 107

CONTRIBUTIONS 114

Q1. Your overall position about the application



Question options	responses	%
Support	21	18.4
Opposed	79	69.3
Mixed	14	12.3

Incremental Growth

840 units is not incremental

- The Grandview-Woodland Plan intended *incremental*, low-scale growth.

561 approved social/affordable housing units (191 + 150 + 180) + 40 Shelter

Existing Supportive Services (Within 3–5 Blocks)

Facility	Capacity	Status
Permanent Shelter	40 beds	Existing
1660 E Hastings (SPUDS) Shelter	70 beds	Existing – 24/7

Approved and Proposed Housing Developments

Development	Units/Beds	Housing Type
Place of Cedars	191	Indigenous social housing
Indigenous Social Housing Tower	Up to 150	Social housing
800 Commercial Drive	180	Mixed-use rental (including affordable housing)
Current Rezoning Application	239 rental units + 40 supportive mental health studio units	Market rental & supportive housing

Homes across the street

GWCP

- The Grandview Woodland Community Plan (GWCP) was developed through **extensive community consultation and outlines a clear vision for this area**. Key provisions include:
- **Page 29 – Grandview Sub-Area Policy:**
“Preserves the low-scale, traditional character of the historic Grandview sub-area while allowing for incremental growth through new ground-oriented housing for families.”
- **Page 46 – Apartment District (North End):**
“Allow buildings up to six storeys to provide renewed and additional secured rental housing while protecting character streetscapes.”
- **Page 38 – Britannia-Woodland Sub-Area:**
*“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.**”*

Proposed Project

- The proposed height and density exceed these parameters several-fold, conflicting with the character of nearby townhomes and low-rise dwellings.
- Blocking Natural light for Homes.



Social Service Centre

Current

- The social service centre 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.).

Needs to be considered

Will the supportive housing be staffed **24 hours a day, 7 days a week**?

Will there be **24-hour on-site security** or trained safety personnel?

How will access to the building be controlled?

How will the social service centre manage visitors and outdoor activity?

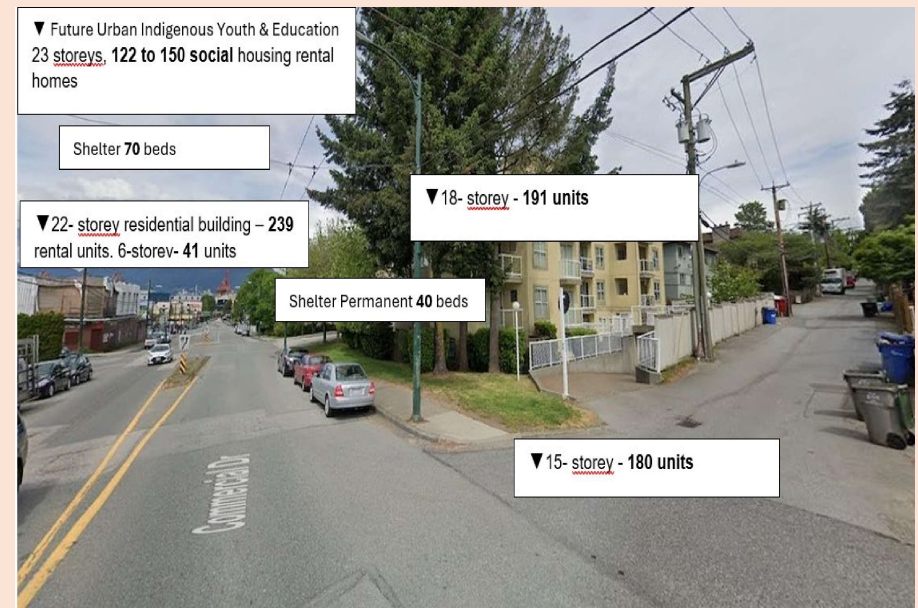
What Good Neighbour Agreement will be supplied to the residents?

How will nearby residents report concerns, and what response times will be expected?

Planning Questions

Cumulative Impact Assessment

- What is the combined effect of this proposal **plus** the existing shelters, supportive housing, social service facilities, and approved developments in the surrounding area?
- Is the neighbourhood's infrastructure (roads, sidewalks, transit, utilities) able to support the combined growth?
- What are the cumulative demands on emergency services, policing, fire response, sanitation, and public spaces?
- How will the combined developments affect local businesses, residents, schools, and neighbourhood livability?
- Is this level of concentration consistent with the City's policies on equitable distribution of housing and services across Vancouver?



Planning Questions

Public Safety

- Before approving an amendment to the Official Development Plan and a significant increase in density, can Council confirm that it has been provided with a comprehensive assessment of the cumulative impacts on public safety, emergency services, infrastructure, and neighbourhood livability?



Livability: A Core Planning Principle

"The City of Vancouver heavily prioritizes livability, directly integrating it into its official urban planning, zoning, and Healthy City Strategy."

City Policy

- Livability is a core planning principle
- Healthy neighbourhoods
- Complete communities
- Evidence-based planning

Questions Raised

- Staff acknowledge livability concerns in the referral report for this project; **this has been dismissed.**
- Multiple major developments already approved nearby. **561 approved social/affordable housing units.**
- Questions remain about cumulative impacts. **No report on cumulative impacts.**
- What assessment demonstrates livability has been considered? **This is required part of Healthy City Strategy.**

LIVABILITY:



- If livability is a core principle of Vancouver's planning framework, I respectfully ask Council to demonstrate how the livability of this neighbourhood has been protected in making this recommendation.

Public Safety 2025 - 2026	Emergency Services 2022 to May of 2026
723 Police-reported incidents	1,113 BCEHS emergency events
236 Other Theft	686 Transported
163 Mischief	427 Not Transported

1683–1691 E Pender Street & 485 Commercial Drive – Rezoning application

I respectfully request for the council to oppose this rezoning application and request the following be reviewed prior to any approvals.

1. A comprehensive **cumulative neighbourhood impact assessment**.
2. A **public safety and emergency services assessment**.
3. An **infrastructure and municipal services capacity review**.
4. A demonstration that the proposal is consistent with the City's commitment to **livability** as part of the **Healthy City Strategy** and the **Grandview Woodland Community Plan**.
5. A clear plan showing how municipal and provincial services will support both **existing and future residents**.