

SUMMARY AND RECOMMENDATION

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

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

Applicant: Cressey (East Pender) Development LLP

Referral: This relates to the report entitled “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”, dated May 19, 2026 (“Report”), referred to Public Hearing at the Council Meeting of June 2, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Report, 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 of the

Report, 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 of the Report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the Report 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 of the Report, 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 of the Report, 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 of the Report;

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 following the Public Hearing shall not obligate the City to enact a by-law rezoning 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.

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