



Vancouver ODP Amendment and CD-1 Rezoning

1683-1691 East Pender Street
and 485 Commercial Drive

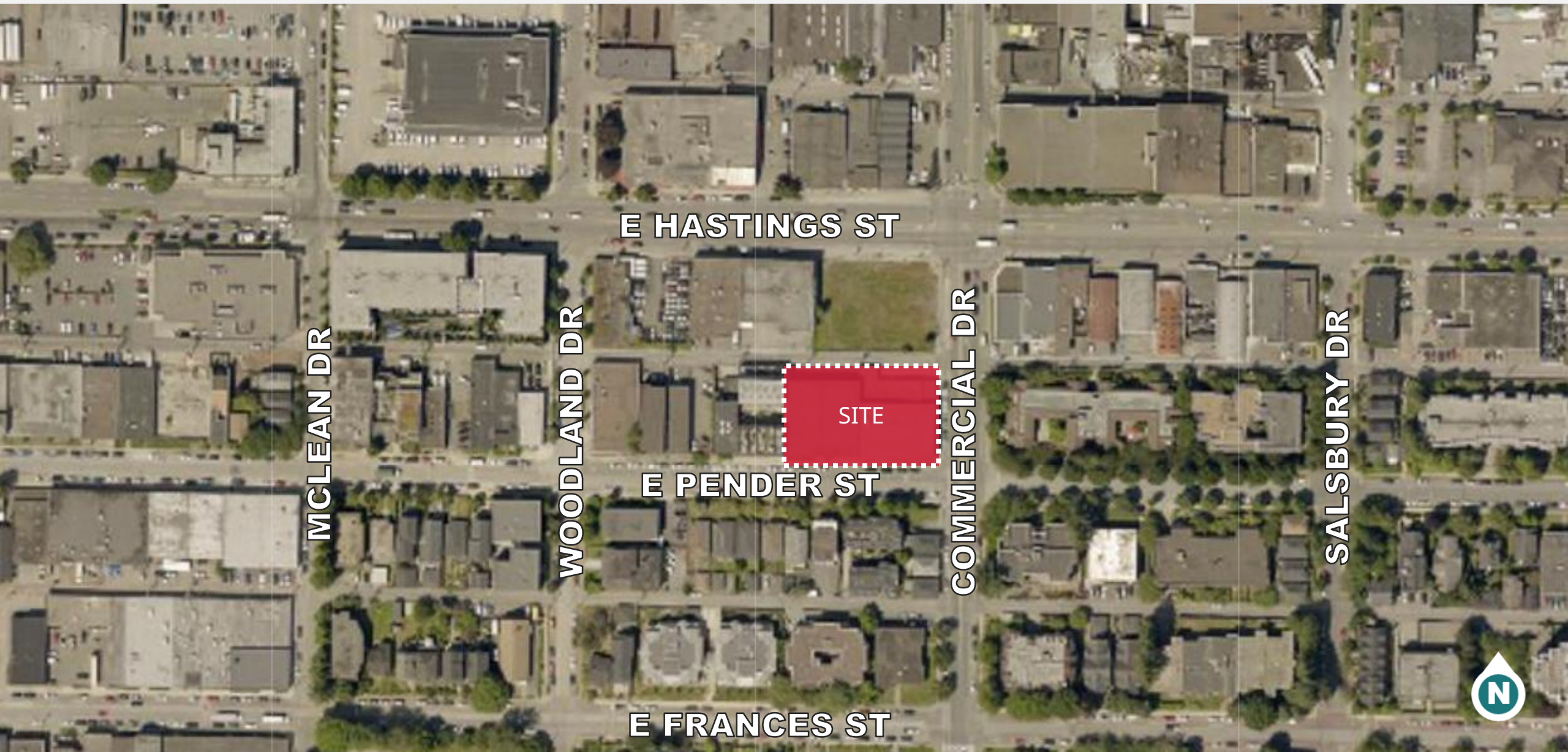
PUBLIC HEARING July 16, 2026

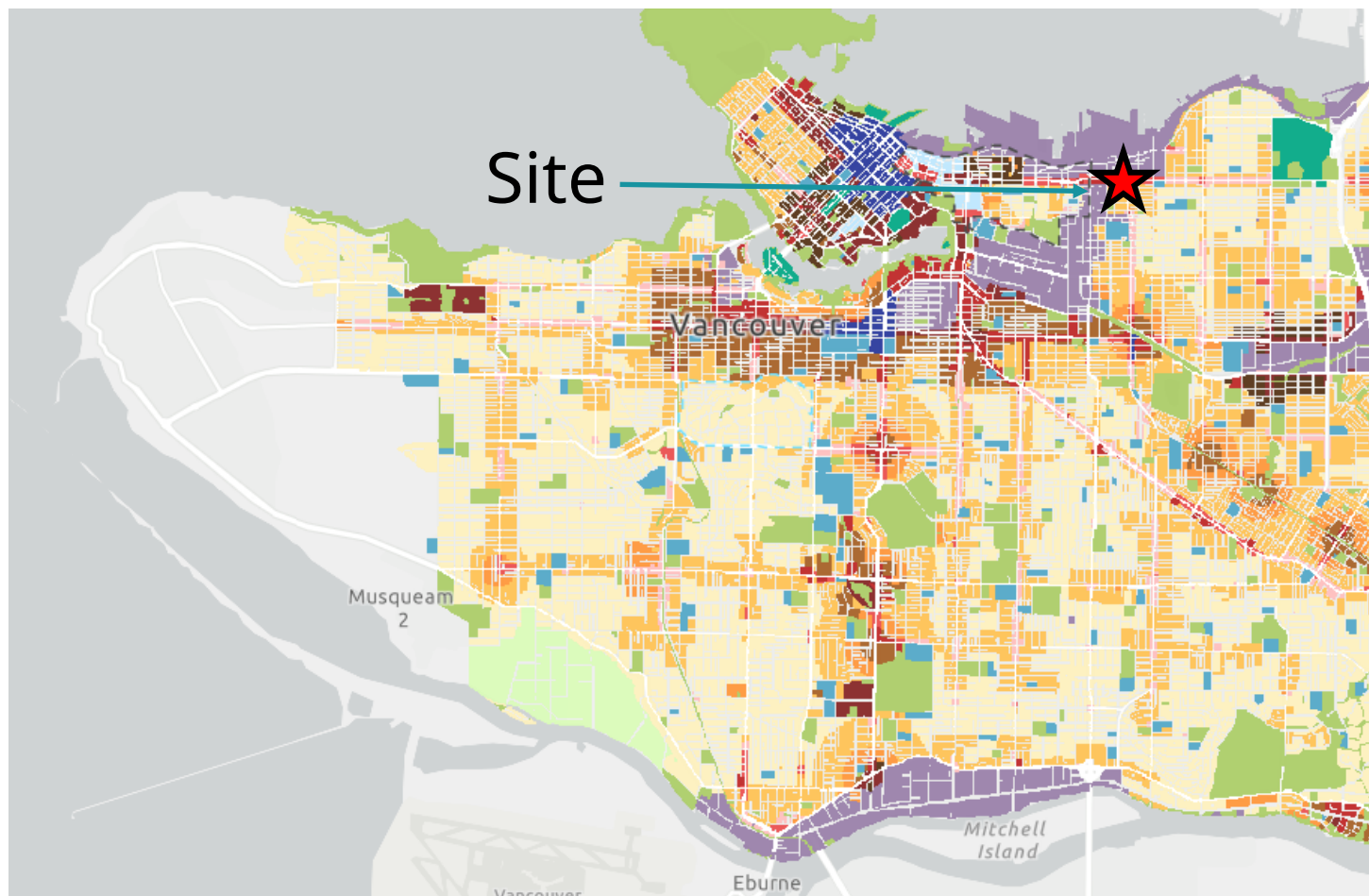
Recommend **Support**



Site and Context

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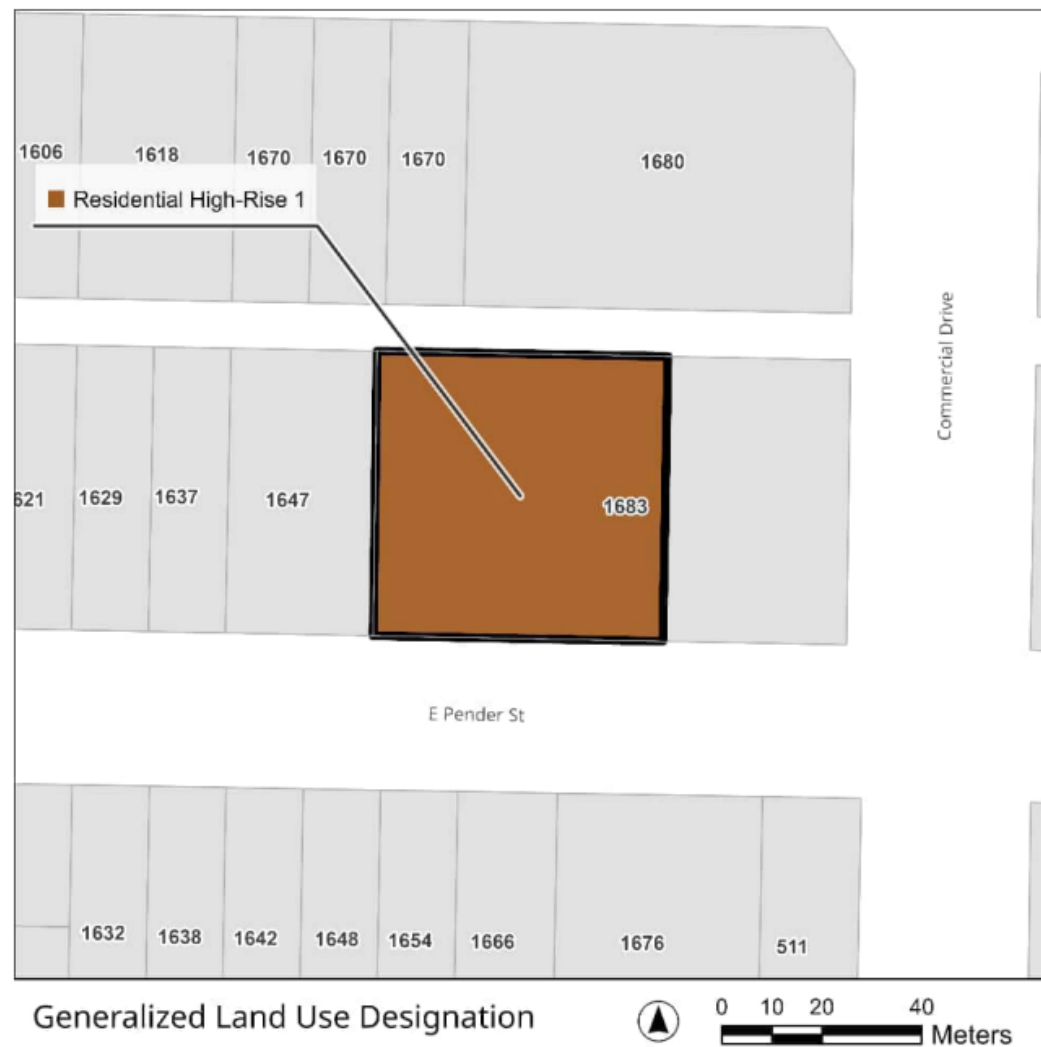
Split Generalized Land Use Designation:



Mixed-Use Mid-Rise and



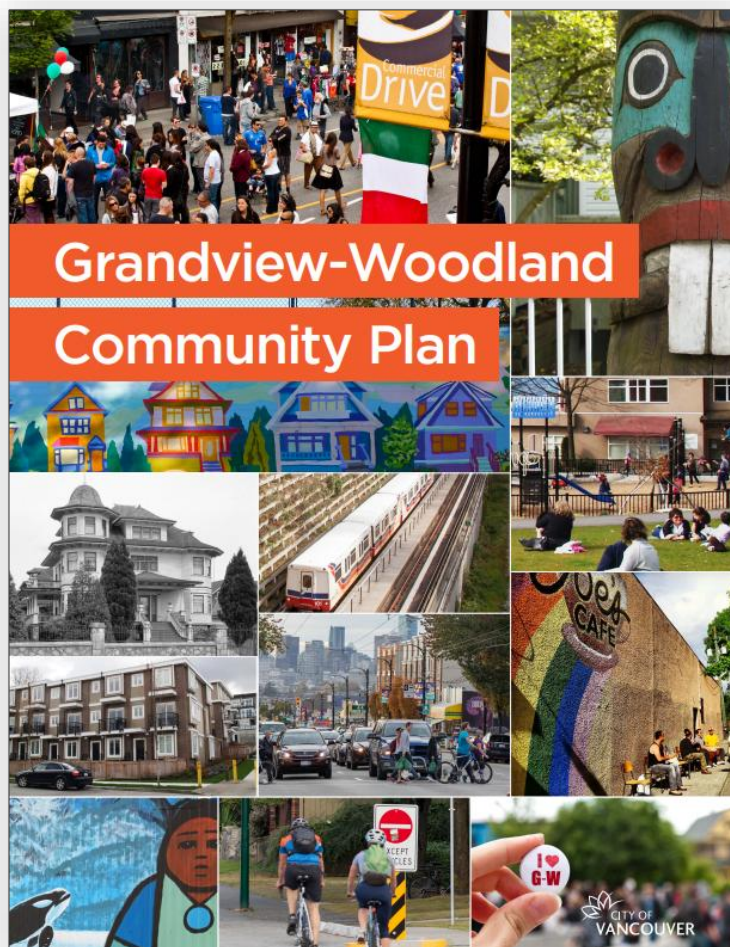
Mixed-Use Low-Rise





Policy: Grandview-Woodland Community Plan

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Commercial Drive North



Pender Street Transition Area



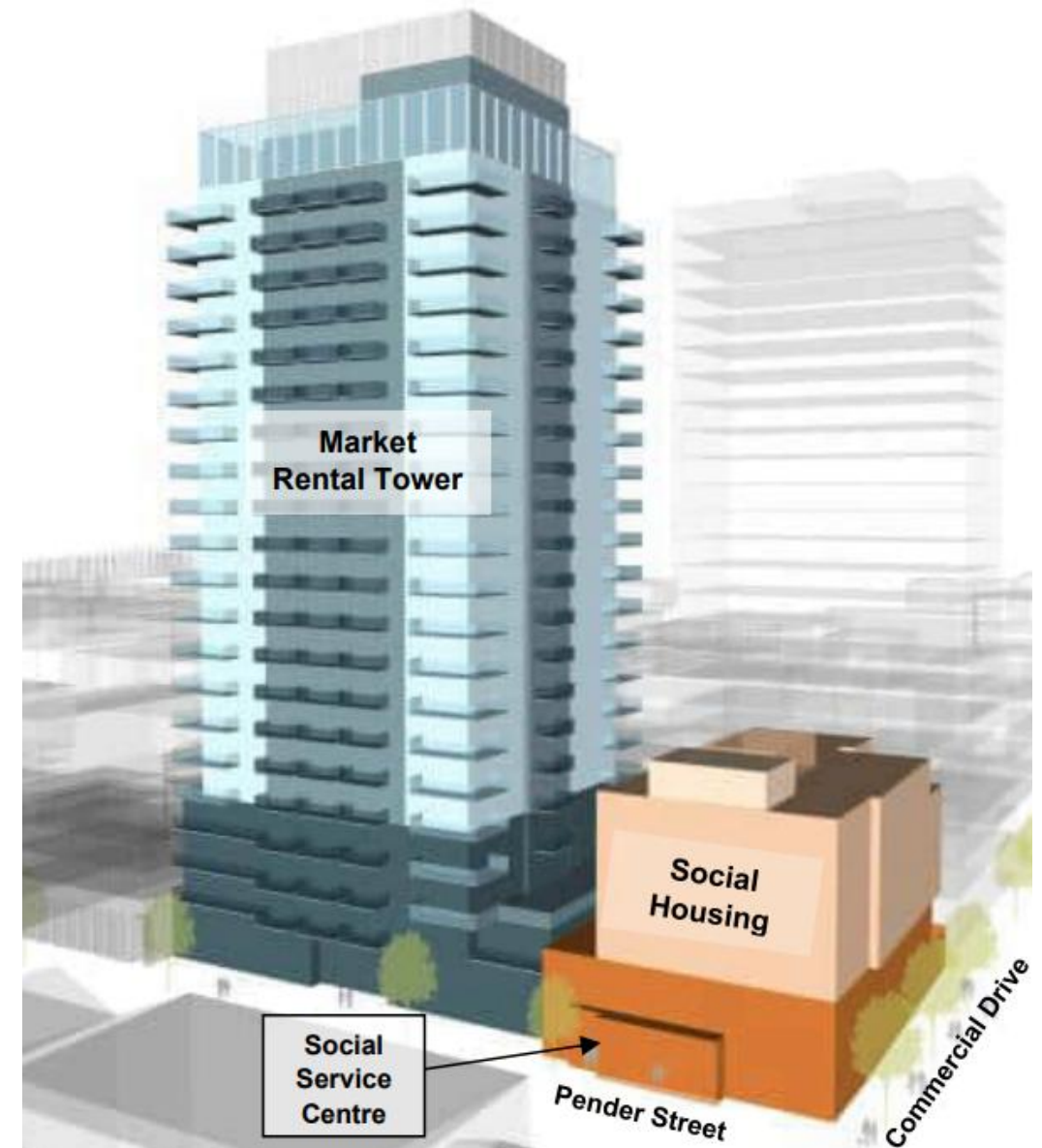
Legend

- Park
- School / Institutional
- Apartment (10+-storeys)
- Apartment (10-storeys)
- Apartment (8-storeys)
- Apartment (6-storeys)
- Apartment (4-storeys)
- Traditional / historic shopping district (4-storeys)
- At-grade commercial



Summary

Height	21 storeys – 67.5 m (221 ft.) Six storeys – 22.4 m (73 ft.)
Density	7.78 FSR
Land use(s)	Residential Institutional
Details	239 market rental units 40 social housing units Drop-in centre (social service centre) Subdivision of site





- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil scolaire francophone, and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted continued surplus capacity at Admiral Seymour Elementary and Britannia Secondary

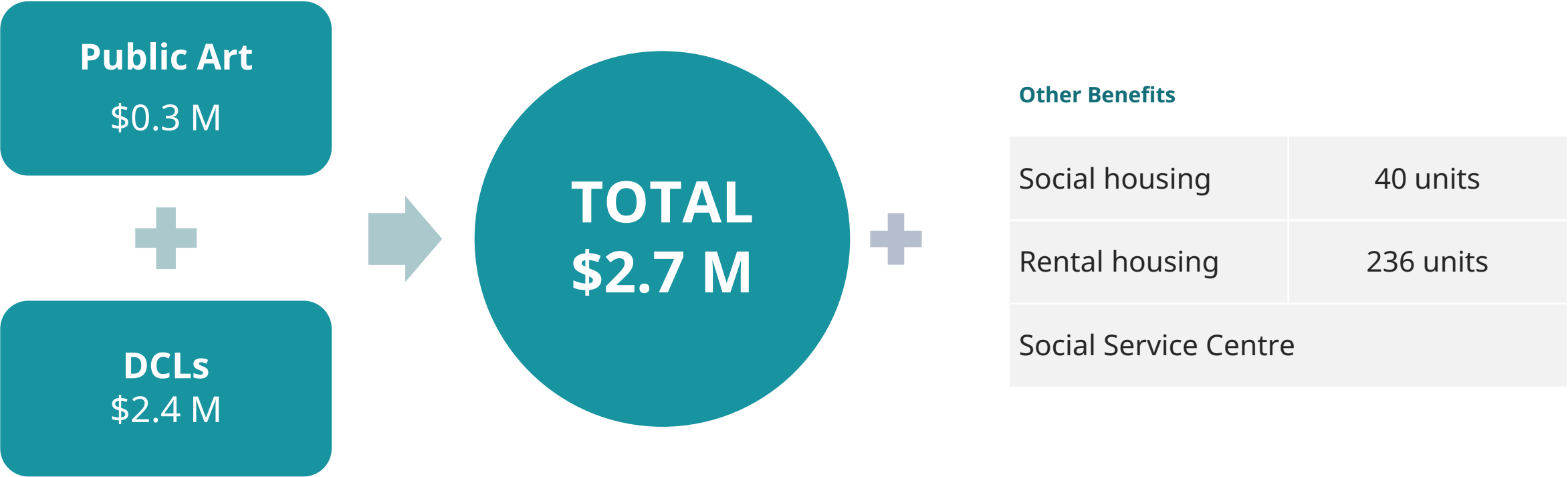


Support:

- **Housing**
- **Transit-oriented density**
- **Height, density and massing**
- **Neighbourhood improvement**

Concerns:

- **Excessive height and scale**
- **Over-concentration of social housing**
- **Pressure on amenities, traffic and infrastructure**
- **Neighbourhood impact**
- **Planning process**





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- Application meets intent of policy
- Staff support, subject to Appendix C

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