

**Refers to Referral Report Item #3
Public Hearing of July 16, 2026**

YELLOW MEMORANDUM

July 10, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Jason Twa, City Clerk
Chris Freek, Director of Civic Engagement & Communications
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive – Council Considerations when Amending an ODP and Replacement of Engineering Conditions

RTS #: 18626

This application was referred to Public Hearing on June 2, 2026. There are two items addressed by this memo:

- 1. This memorandum provides additional information that Council must consider when amendments are made to the *Vancouver Official Development Plan (ODP)*. This addition is necessary to comply with recent Vancouver Charter amendments to sections 562.02(4), 562.02(5)(a) and 562.02(5)(b). The referral report omitted this information in error.**

Prior to adopting an amendment to the *Vancouver ODP*, Council must consider:

- (a) any applicable guidelines under the [Provincial Policy Manual: Transit-Oriented Areas](#);
- (b) any financial planning documents or policies that Council considers relevant; and
- (c) any waste management plan under Part 3 of the Environmental Management Act that is applicable to Vancouver.

Council may also consider any other land use planning and with any social, economic, environmental or other community planning and policies that the Council considers relevant; details of City plans and policies applicable to this application are already addressed in the referral report.

As the rezoning and ODP amendment at 1683-1691 East Pender Street and 485 Commercial Drive is not located in a transit-oriented area (“TOA”), there are no applicable TOA guidelines.

The application was also evaluated against the City’s existing relevant financial planning by-laws and policies, including the Vancouver Development Cost Levy By-law, *Community Amenity Contributions Policy for Rezoning* and the *Public Art Policy for Rezoned Developments*.

Staff already incorporate Metro Vancouver’s [Integrated Solid Waste and Resource Management Plan](#) and [Integrated Liquid Waste Management Plan](#) into long-term servicing plans. New developments are evaluated against these plans. The Conditions of Approval pertaining to solid and liquid waste management in Appendix C align with the goals of these plans.

Staff regularly apply these requirements through our existing practices of evaluating rezoning applications against applicable by-laws, policies, and plans. In future reports where an ODP amendment is sought, these three requirements will be mentioned as a standard practice within the body of the referral reports.

2. This memorandum recommends revised conditions of approval, in response to a request from the applicant after referral to separate the Services Agreement conditions for the two proposed future land parcels.

Staff recommend that the following wording be added to the end of Recommendation B in the Summary and Recommendation.

RECOMMENDATION

FURTHER THAT Engineering condition 2.5 in Part 2 of Appendix C of the Referral Report be replaced with conditions 2.5 and 2.6 outlined below:

Proposed West Parcel (Kettle Social Housing / Social Service Centre Site):

- 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 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 June 4th, 2026, no water main upgrades are required to service the development

The main servicing the proposed development is 150 mm on East Pender Street or 200 mm on Commercial Drive. Should the development require water service connections larger than 150 mm on East 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 the subject site does not require any sewer upgrades.

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

(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;
- (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 E 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 East Pender Street to meet City higher zoned standards.

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

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 north of E Pender Street 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 E 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.

- (j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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.

- (k) 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.

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

Proposed East Parcel (Cressey Market Rental Building Site):

- 2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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.

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The main servicing the proposed development is 150 mm on E Pender Street. Should the development require water service connections larger than 150 mm on E Pender Street, 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.

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- (d) Provision of street improvements with appropriate transitions, along E 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 East Pender Street to meet City higher zoned standards.

- (vi) 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.

- (f) Provision of speed humps in the lane north of E Pender Street between Commercial Drive and Woodland Drive.
 - (g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
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 - (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.

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Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

This memo will form part of the July 16, 2026 Public Hearing agenda package and be available for public viewing.

Regards,

Josh White
General Manager, Planning, Urban Design and Sustainability
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