



Vancouver ODP Amendment and CD-1 Rezoning

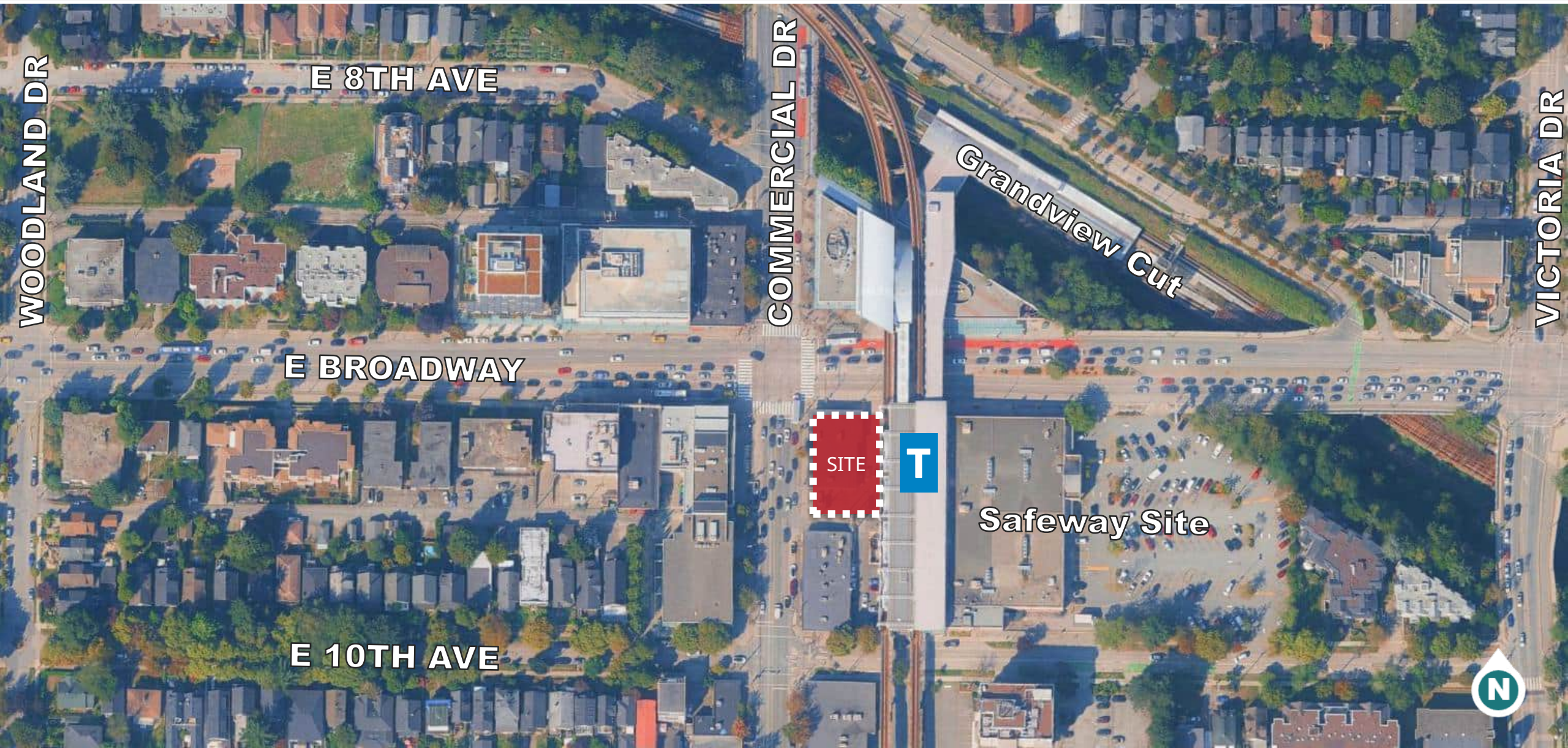
2516 Commercial Drive and
1704 East Broadway

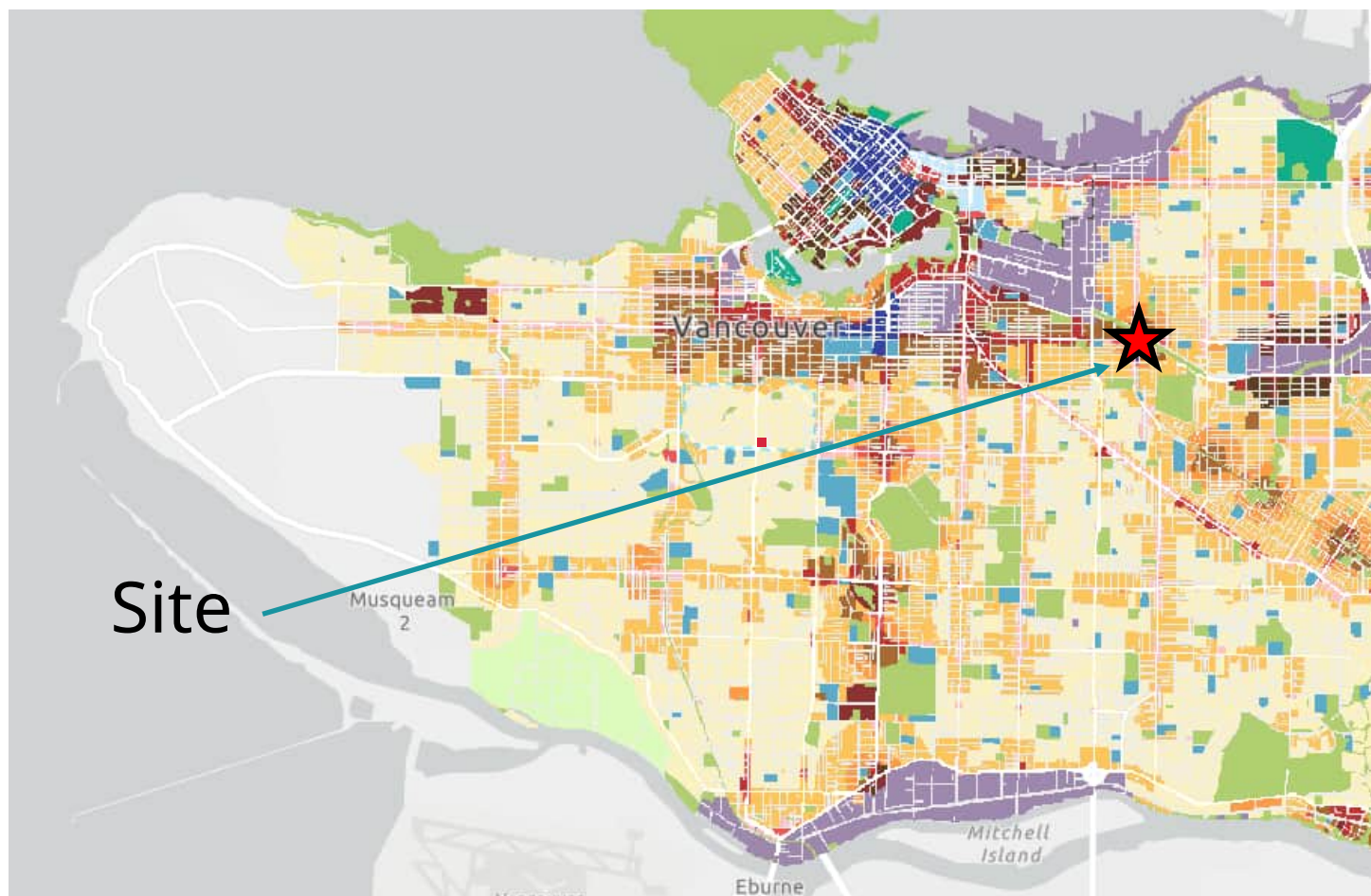
PUBLIC HEARING July 23, 2026

Recommend **Support**



Public Hearing | Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Dr and 1704 East Broadway



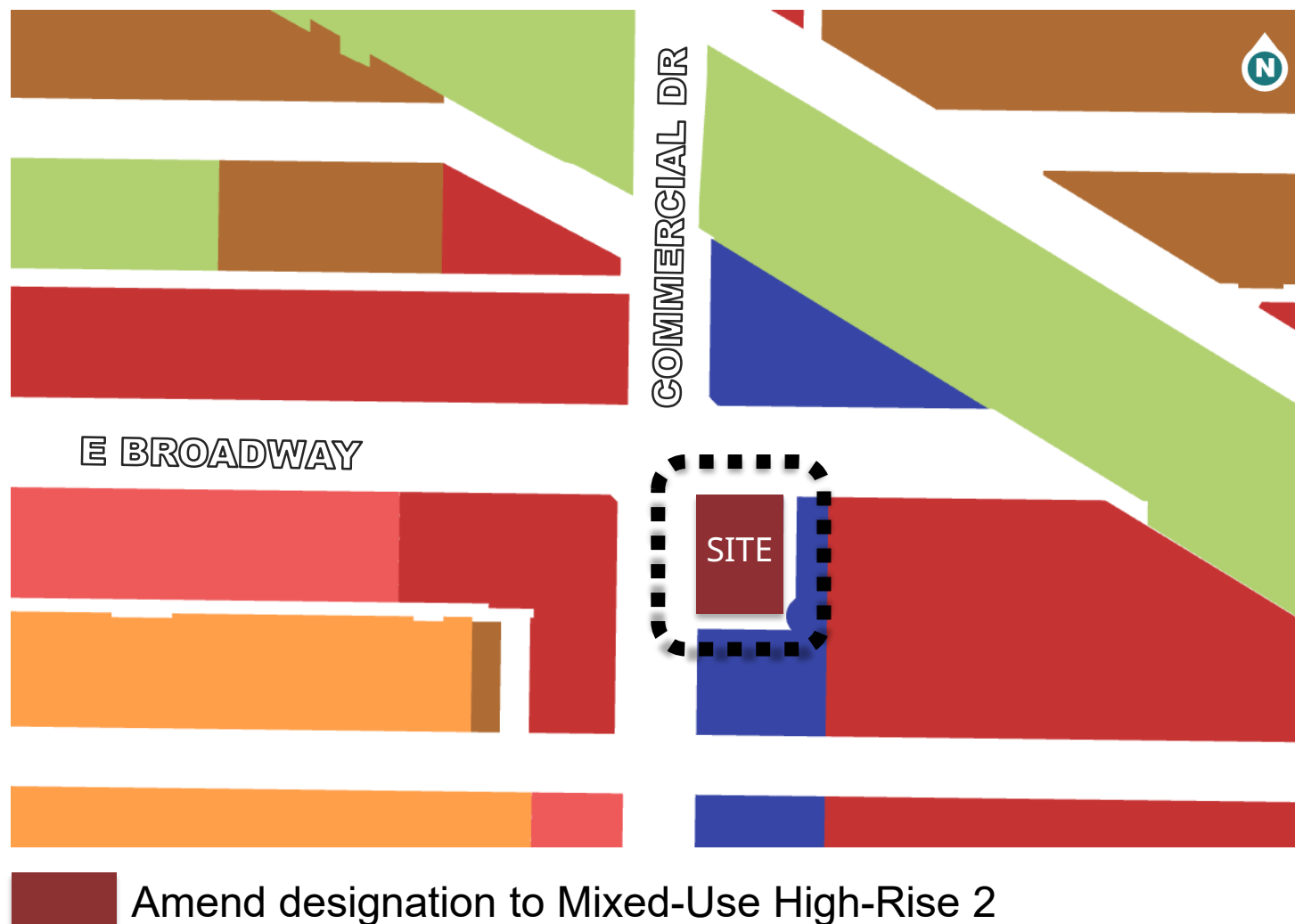


 Designated Business District



ODP Generalized Land Use Designations

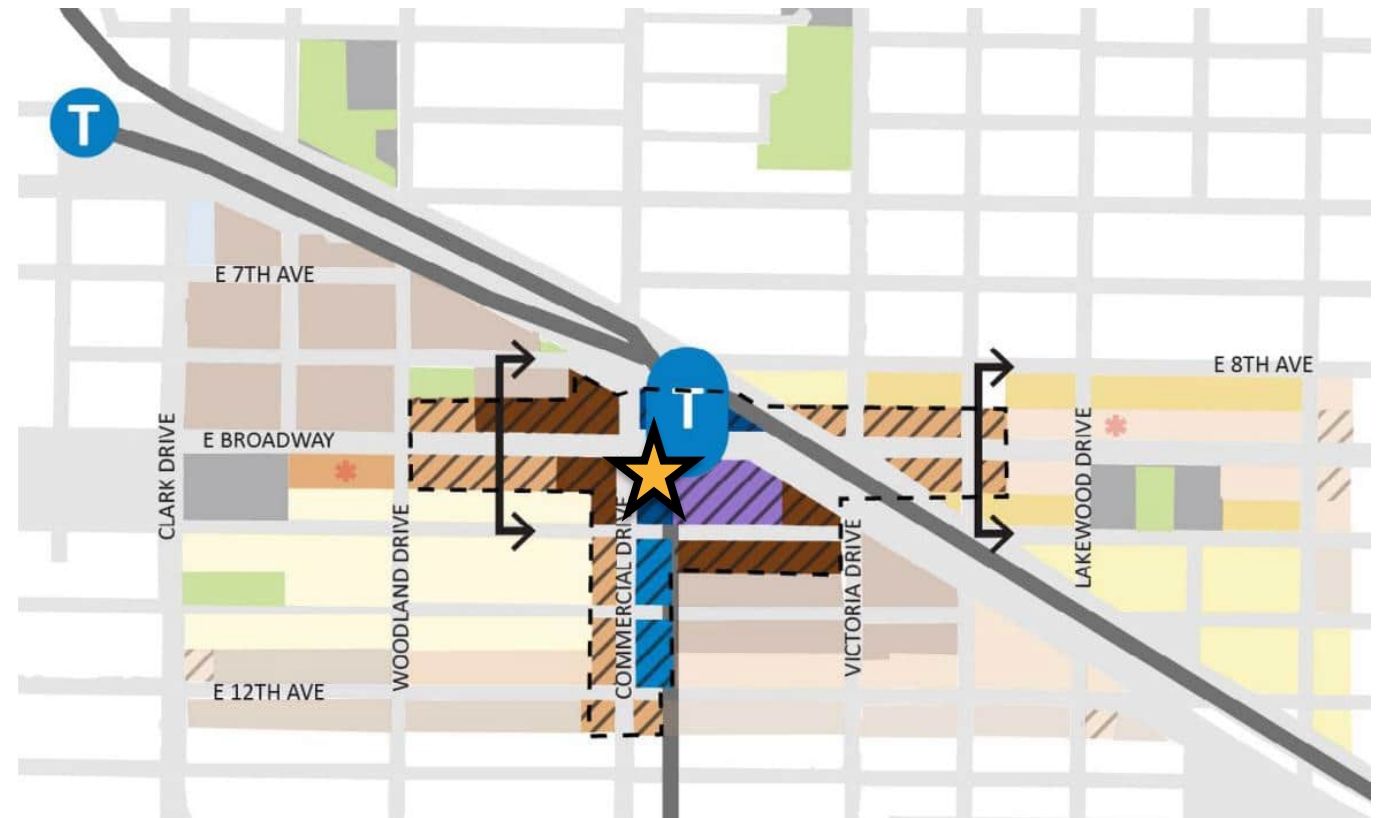
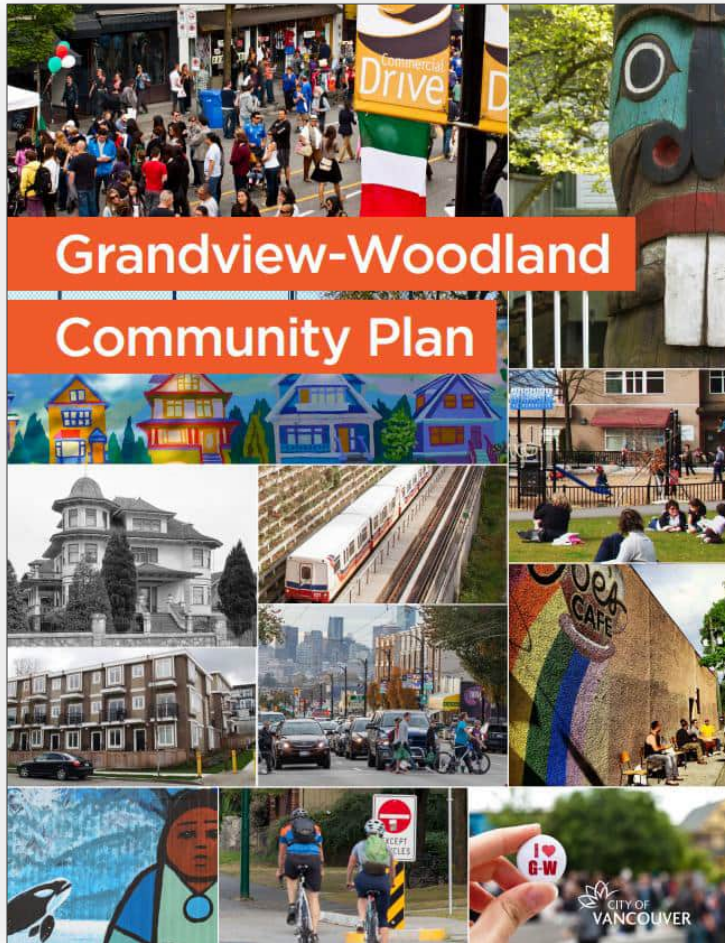
-  Business District
-  Mixed-Use High-Rise 2
-  Residential Mid-Rise
-  Mixed-Use Mid-Rise
-  Residential High-Rise 1
-  Mixed-Use High-Rise 1
-  Parks and Open Space





Policy: Grandview-Woodland Community Plan

Public Hearing | Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Dr and 1704 East Broadway

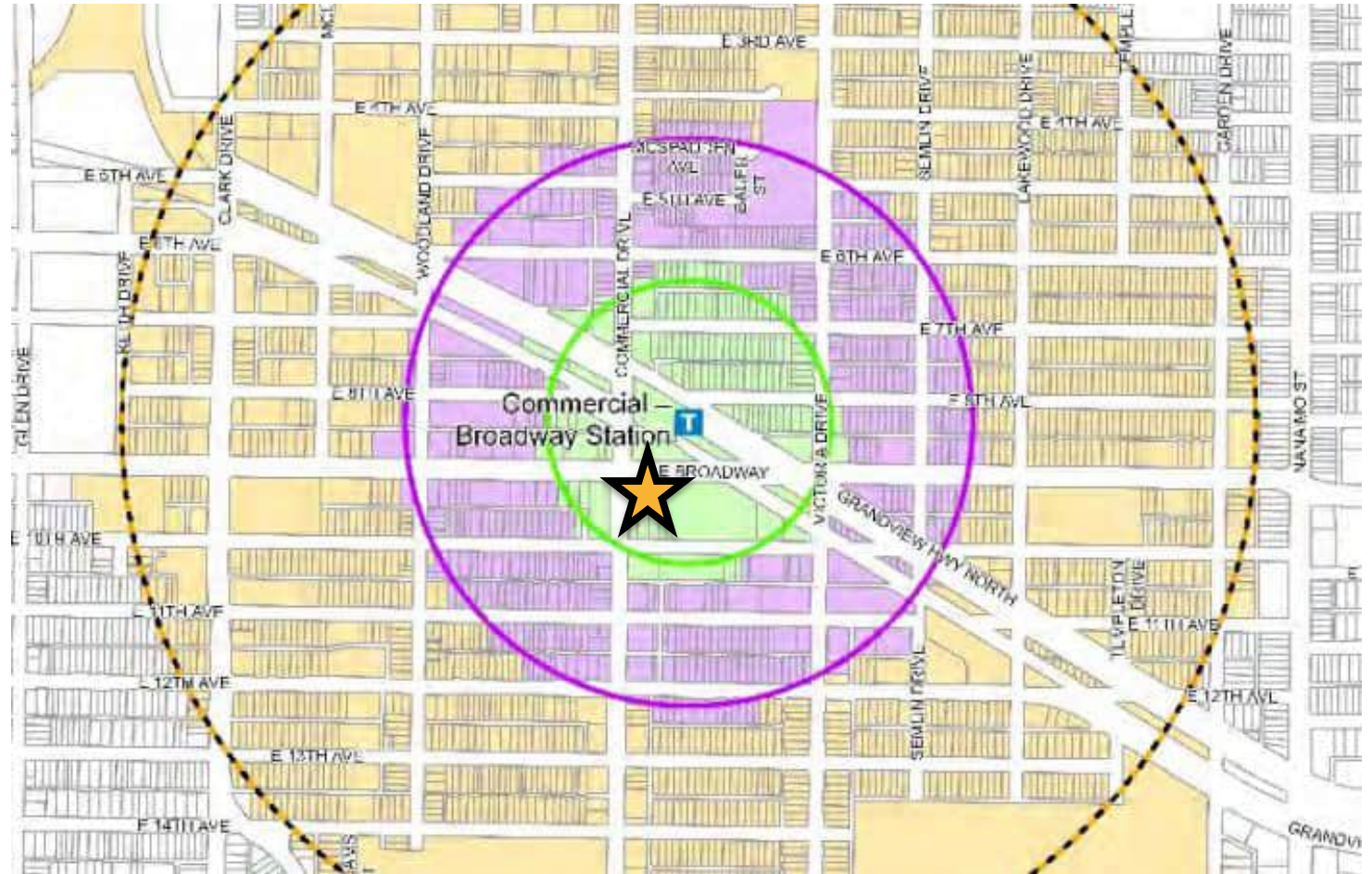




Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024
Amended on June 2, 2026

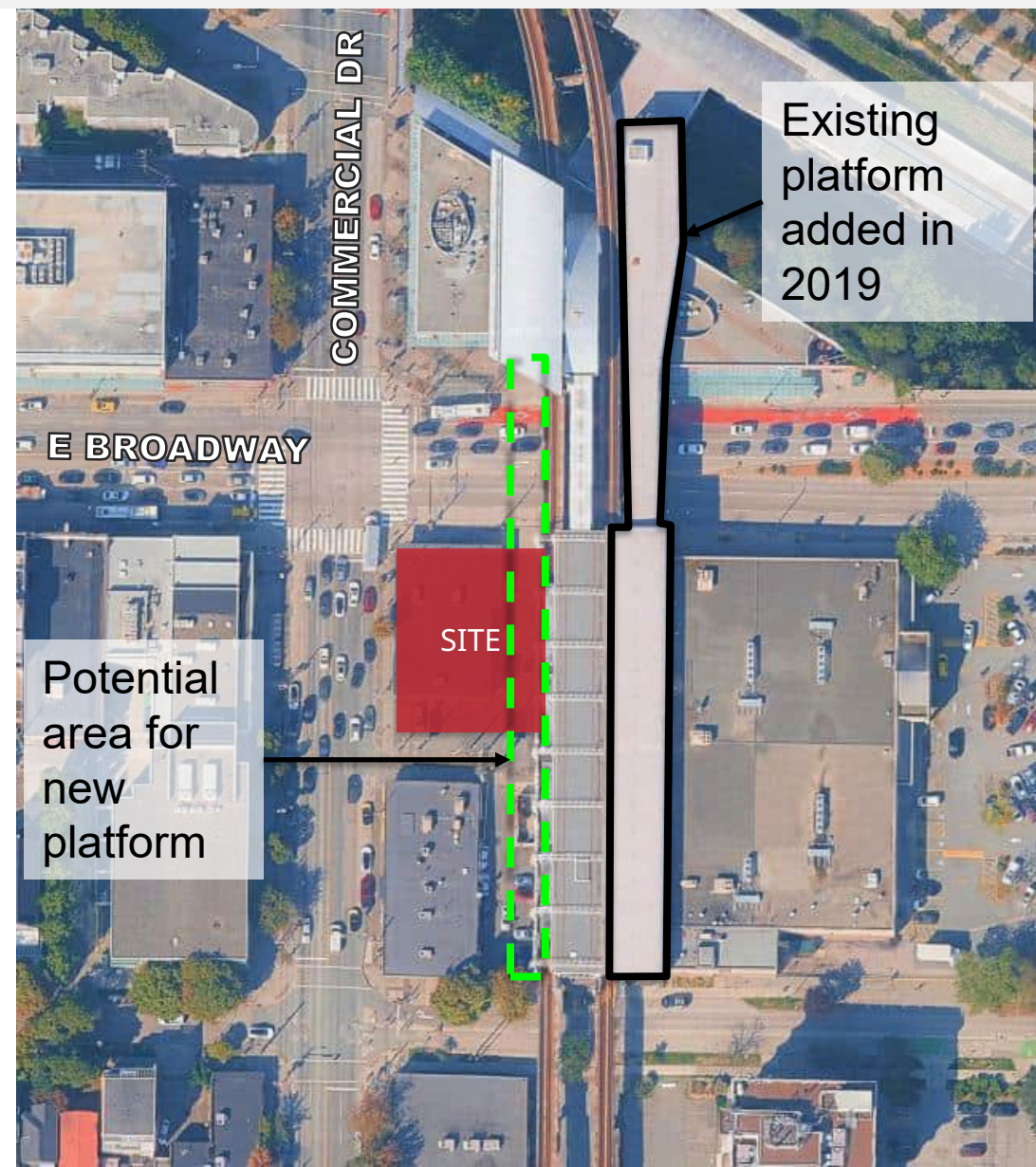




Summary

Height	31 storeys, 91.7 m
Density	14.8 FSR
Land uses	Residential, Commercial, Office, Social Services Space
Housing	207 Rental Units
Other details	Commercial retail space at grade Office Space 805 sq. m Social Services Space provided on a long-term lease







- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), Conseil Scolaire francophone (CSF), and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted increased enrolment capacity is expected at both elementary and secondary schools

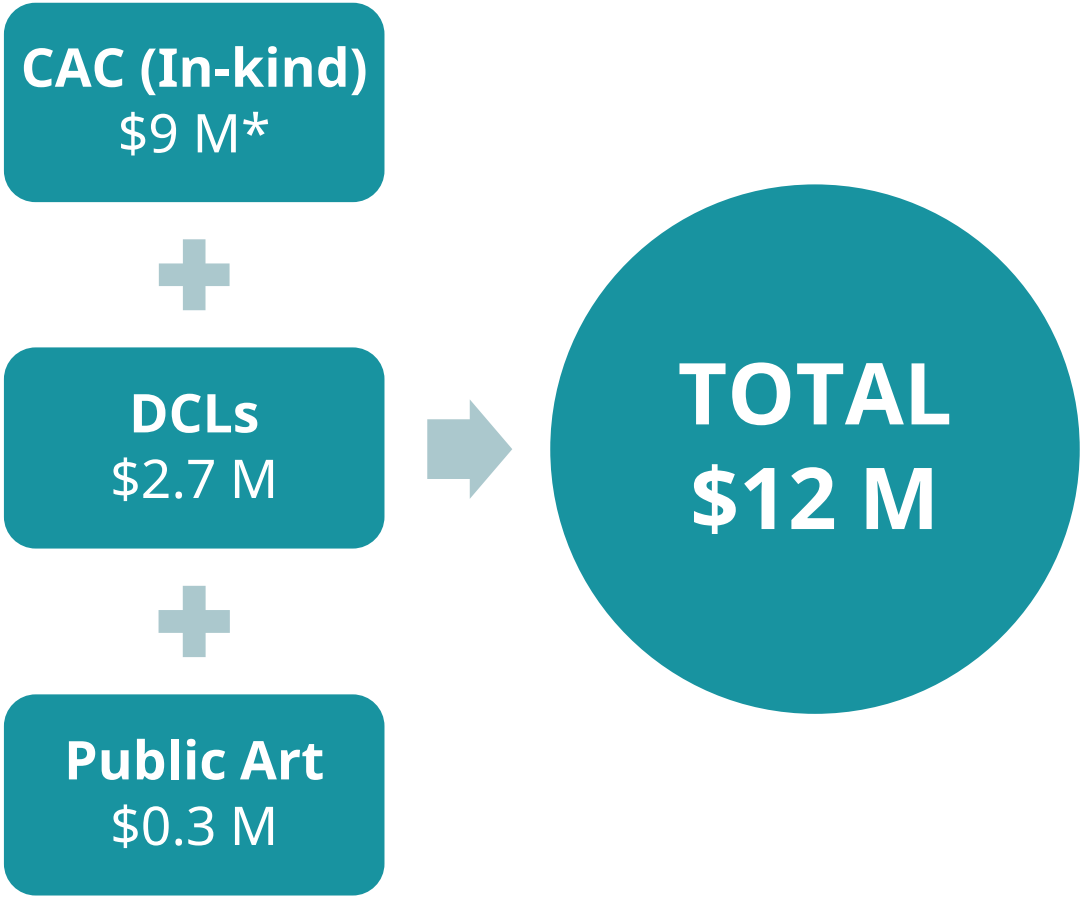


Support:

- New rental housing
- Appropriate height and density near to SkyTrain Station
- Social Services Space

Concerns and Responses:

- Height
- Strain on infrastructure
- Does not address affordability
- Limits SkyTrain Station expansion



***In-kind public benefits**

Long-term Lease Social Services Space	805 sq. m (\$9M)
Other public benefits	
Secured Rental	207 units



Vancouver ODP Amendment and CD-1 Rezoning

2516 Commercial Drive and
1704 East Broadway

- Staff support, subject to Appendix C

PUBLIC HEARING July 23, 2026

Recommend **Support**