



Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street, Vancouver, BC

*"Bringing critical housing, community services, support,
and beauty to the Grandview Woodlands Community."*

Cressey Development Group

Suite 200-555 West 8th Avenue
Vancouver, BC
V5Z 1C6

The Kettle Society

1725 Venables Street
Vancouver, BC
V5L 2H3

dys architecture

206-1770 Burrard Street
Vancouver, BC
V6J 3G7

**ISSUED FOR
REZONING**

August 15, 2025

Project Team

Client	Cressey Development LLP 200 - 555 West 8th Avenue Vancouver, BC V5Z 1C6 604 683 1256
Client	Kettle Friendship Society 1725 Venables Street Vancouver, BC V5L 2H3 604 683 1256
Architect	dys architecture 260 - 1770 Burrard Street Vancouver, BC V6J 3G7 604 669 7710
Landscape	Perry + Associates 112 E Broadway Vancouver, BC V5T 1V9 604 738 4118
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Energy Modelling	BC Building Sciences Ltd. 611 Bent Ct, New Westminster, BC V3M 1V3 604 520 6456
Environmental	Active Earth 201 - 3988 Henning Drive Burnaby, BC V5C 6P8 778 737 3488

Partnership

The proposed development aims to provide public and neighbourhood improvements by introducing expanded social services and a new mix of residents into the area through a partnership between Cressey Development Group and the Kettle Friendship Society. The goal is to deliver approximately 239 secured market rental units and 41 social housing units, along with approximately 13,800 ft² of community drop-in/support space for the Kettle Friendship Society to replace their current aging facility located on Venables Street.



Project Information

Legal Description

LOT A, BLOCK C, PLAN EPP82425, DISTRICT LOT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK D

Civic Address

485 Commercial Drive and 1683 East Pender Street, Vancouver, BC

Zoning

Current Zoning: MC-1
Proposed: CD-1



Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

**REZONING
SUBMISSION**

Project Team

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Introduction

1

1.1 Zoning Intent



Where Great Places Begin

August 20th, 2025

City of Vancouver

Planning and Development Services

515 West 10th Avenue, Vancouver

Attention: Carman Yeung – Rezoning Planner

RE: 485 Commercial Drive / 1683 East Pender Street Rezoning Application – Intent Letter

Dear Carmen Yeung,

Cressey (East Pender) Development LLP is pleased to submit this application to rezone the above noted 203' x 122' (61.88m x 37.2m) property from the current MC-1 zone to a CD-1 (Comprehensive Development District) under the Grandview-Woodland Plan. The proposed development has been crafted to provide for market rental housing in a 22-storey tower while affording sufficient site area to enable the Kettle Society in relocating their drop-in centre from 1725 Venables Street to Commercial Drive and adding 41 units of social/supportive housing. Through this rezoning, the Kettle Society will receive an independent 6-storey non-market mixed use building comprising the 2-storey ground oriented drop-in center with 4-storeys of much needed social housing for urban singles.

The involved properties were previously used for industrial purposes and are part of a 'let-go industrial area'. The site is currently classified by the City of Vancouver as Zoning District MC-1 Industrial and is situated in the Grandview-Woodland Plan. The proposal is to rezone to CD-1 and deliver on the goals set out in the Grandview-Woodland Plan (p. 50), to include for the noted *Special Site for the Kettle Society* and to diversify the housing stock by including social housing and secured market rental housing.

The proposed development aims to provide public and neighbourhood improvements by introducing expanded social services and a new mix of residents into the area through a partnership between Cressey Development Group and the Kettle Society. The goal is to deliver approximately 239 secured market rental units and 41 supportive housing units, along with approximately 13,860 ft² of community drop-in and wrap-around support service space for The Kettle Friendship Society. The Kettle's purpose-built facility will replace the Society's aging Venables Street location and will house a range of vital services, including a nurse, ID bank, advocacy department, supported employment programs, and homeless outreach services.

To reach these goals, Cressey and Kettle have entered a partnership where Cressey will be responsible for managing the design and construction process for the drop-in centre and 41 social housing units for Kettle, while developing the secured market rental units. The Kettle Society intends to operate 41 units of supportive housing at the site and is currently, on behalf of the partnership, in discussions with BC Housing regarding funding through the Supportive Housing Fund. Upon completion of the rezoning and subdivision, the intent is to have two side-by-side properties that can be developed independently from each other.

The building's design prioritizes sustainability and climate resilience, aligning with the Green Building Policy for Rezonings. Key sustainable features include an all-electric low-carbon energy systems, active cooling, stormwater management, and a significant reduction of embodied carbon through efficient design. These measures ensure the development exceeds environmental objectives and minimizes its carbon footprint.

To make this project feasible, affordable, and sustainable, we are requesting a few relaxations on policies set out in the Grandview-Woodland Plan. These are:

For the secured market rental:

- Floor plate size over 6,500 sq ft for the secured market rental tower, aligning with the guidance in the Residential Tower Floor Plates Bulletin as published on June 3rd, 2025.
- An adjusted allocation of the 451 bicycle storage spaces, with a higher proportion designated as stacked bicycle stalls
- A relaxation for the maximum of 12-storeys set out in the Grandview-Woodland Plan for the Special Site of Kettle. Our proposed height of 22-storeys aligns with comparable developments in the Commercial Drive North and Core area and the East Hastings corridor.

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Where Great Places Begin

For the Kettle Society:

- Two class A loading spaces instead of one class B loading space

Property Description

Site Area

Civic Address:

Legal Description:

485 Commercial Drive / 1683 East Pender
LOT A, BLOCK C, PLAN EPP82425, DISTRICT LOT 183,
GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK D

Development Statistics	Total	Market	Non-Market
Density in FSR	7.91	6.32	1.59
Storeys		22	6
Residential units	280	239	41
Non-Residential sq ft FSR	13,858		13,858
Amenity sq ft	5,183	4,445	898
Parking Stalls	116	111	5
Bicycle Stalls	509	451	58

Cressey and Kettle have worked with City staff throughout the pre-application process to ensure the proposed massing, density and design respect neighbouring properties and are in-line with City objectives. Cressey, together with DYS architecture and Perry + Associates Landscape Architects formally submit this rezoning application.

Thank you,

Cressey (East Pender) Development LLP
Matthijs Weggemans, Development Manager
mweggemans@cressey.com
+1 672 699 3162



The Kettle Society
Strength through mental health



Commercial Drive & East Pender

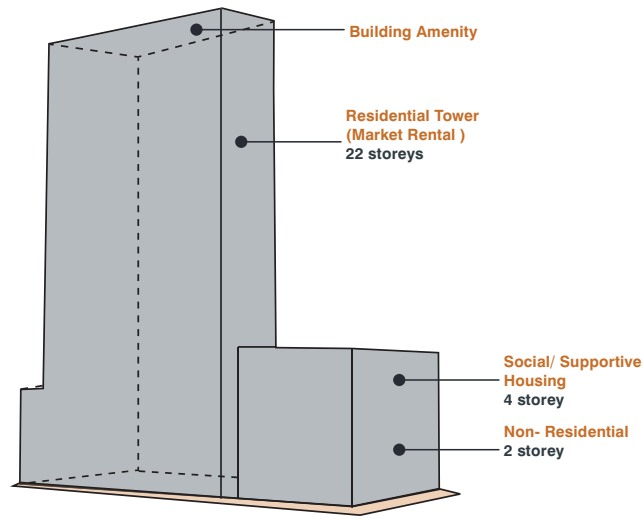
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Vancouver, BC

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Zoning Intent

AUG 15, 2025

1.2 Project Summary



While the residential and commercial uses are largely in-keeping with the allowable uses in the MC-1 zone and there is general flexibility on setbacks for the form of development, the Rezoning is required to increase the available floor area from 2.5 FSR to 7.91 FSR.

Market Rental Residential FSR	6.32	Market Rental Residential sq ft	156,641.90
Social/ Supportive Housing FSR	1.03	Social/ Supportive Housing sq ft	25,364.10
Non-Residential (Drop-In) FSR	0.31	Non- Residential (Drop-In) sq ft	7,618.10
Non-Residential (Drop-In Support) FSR	0.25	Non- Residential (Drop-In Support) sq ft	6,239.70
Total Floor Space Ratio FSR	7.91	Total Floor Space Ratio sq ft	195,863.80
Net Site Area Sq ft	23,865.83	Residential Units	239
Site Coverage	84%	Social Housing Units	41

1.2 Project Summary

+ An Area in Transition

Part of a "let-go industrial area", the proposed development provides public and neighbourhood improvements by introducing new services and residents into the neighbourhood, addressing evolving community and social needs, and providing significant public realm improvements.

+ A Unique Location

Hastings and Commercial Drive – A well-connected, multi-modal, mixed community hub with proximity to downtown, access to services, social services and the amenities of Commercial Drive.

+ Providing Much Needed Housing

Diversity in housing – from social housing to entry level market rental studios to 2 bedroom units for families. This joint development between Cressey and Kettle does not stop at delivery, but will continue as renters from Kettle who move up the rental ladder will get priority for the market rental apartments.

+ Providing Urgently Needed Social Services and Social/ Supportive Housing in the Community

Kettle has outgrown their current location which prevents them from helping more people in need. The need for daytime drop-in spaces is increasing. When overnight shelters close, people turn to the streets. Kettle will use this location to offer these people a place to stay when there is no shelter available. This will result in less people being pushed out on to the streets.

+ Policy Context

In the Grandview-Woodland plan, the future development of the Kettle site has been identified as a Special Site with potential for increased density. This designation is due to the critical need for high-quality social amenities. To achieve this high quality standard, we propose a higher density that aligns with the surrounding urban design.

+ Urban Design Context

The urban form was developed based on Commercial Drive, East Pender and Special Site setbacks, heights, FAR and frontages that address both context and policy. This is a single project, with shared below-grade parking, services and bike facilities, which will provide the following:

- A 6-storey building along Commercial Drive with a 2-storey streetwall expression. The low-rise building includes 1,287 sm (13,858 sf) for Kettle drop-in and services and 41 social housing units above, and separated parking with a shared entry ramp.
- A 22-storey tower with 239 secured market rental units and mixed-amenity (including family amenity).

+ Neighbourhood Heights

The proposed tower form takes into account future and existing neighbouring tower locations and heights, and urban design regulations such as staggering towers, tower separations, and shadowing. Due to the site's sloped topography, the 22-storey tower will appear to be a similar height to the nearby proposed 18-storey Place of Cedars tower and the existing 13-storey buildings at 1833 Frances Street and 1717 Adanac Street, when viewed from Commercial Drive around the Diversion.

+ Future Neighbourhood Context

Future heights along the Hasting Plateau and Hastings Slopes of 12 – 18-storeys, transitioning to 40-storeys+ downtown.

- 1220 – 1298 Hastings Street (Onni): Two 12-storey strata towers + 8-storeys of social housing.
- Urban Native Youth proposal: Two towers with indigenous social housing.
- Place of Cedars at 1710 – 1730 East Pender: 18-storeys – indigenous social housing.
- 800 Commercial Drive (NMHDO): 15-storeys – social housing.
- Strathcona Village (Wall): 15-storeys – mixed industrial + strata.
- 1168-1180 East Hastings 3-tower development of 19, 38 and 39-storeys

+ A Unique Partnership

This development represents a symbiotic partnership between Kettle and Cressey, with both organizations collaborating closely throughout the development, construction, and operational phases. Cressey will be responsible for designing and constructing a drop-in centre and social housing units for Kettle, together with the proposed market rental units.



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Project Summary

1.3

Benefits for the Community

+ Responding to the Grandview-Woodland Plan

- Highly desirable social services and social housing for vulnerable populations
- Provides a safe environment for the drop-in center with visibility and light along Commercial Drive
- Provides employment in the neighbourhood
- Diversity in housing options with desirable market rental and social housing units = diversity of residents
- Housing and amenities for families with an abundance of family units
- Promotes health and wellness with a variety of active and social / indoor and outdoor amenity spaces – including amenity for families with children
- Connected to transit within a highly walkable and bikeable neighbourhood
- Adds trees to the urban canopy – both at the street and landscaped rooftop.

Public Benefits:

The importance of providing affordable housing in Vancouver remains a critical concern. The City needs to continue to create opportunities for housing for a broad cross section of people to make Vancouver their home and assist in keeping Vancouver a thriving sustainable City. This project seeks to provide priority housing for urban singles through the Kettle's residential program along with wrap around services in their drop-in centre. The rental tower will provide a range of forms of apartment types for a variety of income levels.



Social Services Provide Community Benefits and Much Needed Housing for Vulnerable Populations
Photographer: Sean McGuire



Proposal Provides Housing and Amenity for Families with Children
Source: AdobeStock

Kettle: Value In the Community

Opened in 1997, The Kettle Community Resource Centre is a key resource in the Grandview-Woodlands neighbourhood, acting as a hub for community members in the area to access critical resources related to mental health, housing, healthcare, employment, and legal advocacy. The services hosted at the centre are vital resources for community members and work towards eliminating homelessness, while holistically providing access to additional resources that clients need to stabilize their mental health and maintain their housing. In addition to meeting basic needs by providing access to a nurse practitioner, showers, laundry and daily meal service, the centre provides a variety of social and recreational programs aimed at building life skills and empowering members to enhance the quality of their lives.

Service provision at the centre aims to be as barrier-free as possible and we are mandated to support those in all walks of life regardless of race, gender identity, abilities, or class. Our clients have often experienced years of poverty, and discrimination; many live with concurrent challenges.

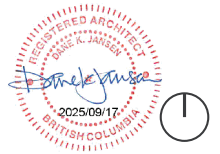


"The current resource centre acts as a home during operating hours for members who may be living outdoors, spending nights at shelters or are otherwise looking for a safe place to connect and find community."

Photographer: Sean McGuire

Project Context 2

2.1 Context



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485 Commercial Drive and 1683 East Pender Street,
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Context

AUG 15, 2025

2.2 Context Analysis

Legend

- Arterial Street
- Residential Street
- ... Local Street Bike lanes
- ... Proposed Greenways

- ▲ Fixed Time Traffic Signal
- 🚌 Bus Shelters
- 🚲 Bike Share
- Social Services / Housing Shelters
- Murals
- Non-Market Housing

- 0% - 5% Urban Forest Canopy Coverage
- 5% - 10% Urban Forest Canopy Coverage
- 10% - 25% Urban Forest Canopy Coverage



Transportation and Neighbourhood Context



Daylighting, Views, and Urban Forest Canopy Coverage

2.3 Site Context

Description

The development site consists of two parcels located at 485 Commercial Drive and 1683 East Pender Street in the City of Vancouver. The site fronts Commercial Drive to the east, East Pender Street to the south, a newer mixed commercial / residential development called The Oxley at 1647 East Pender to the west, and an existing lane to the north.

The site is classified by the City of Vancouver as Zoning District MC-1 Industrial and is situated under the Grandview-Woodland Plan. The development will also comply with City of Vancouver requirements, including:

- **Vancouver Plan**
- **Green Building Policy for Rezoning**
- **High Density Housing for Families with Children Guidelines**
- **Family Room: Housing Mix Policy for Rezoning Projects**
- **Urban Forest Strategy**
- **City of Vancouver Zoning and Development By-Law**
- **City of Vancouver Parking Bylaw**

Zoning context includes neighbouring M-1, M-2, CD-1, RM-4 and RM-4N developments. See section 2.4.

Source: Google Maps



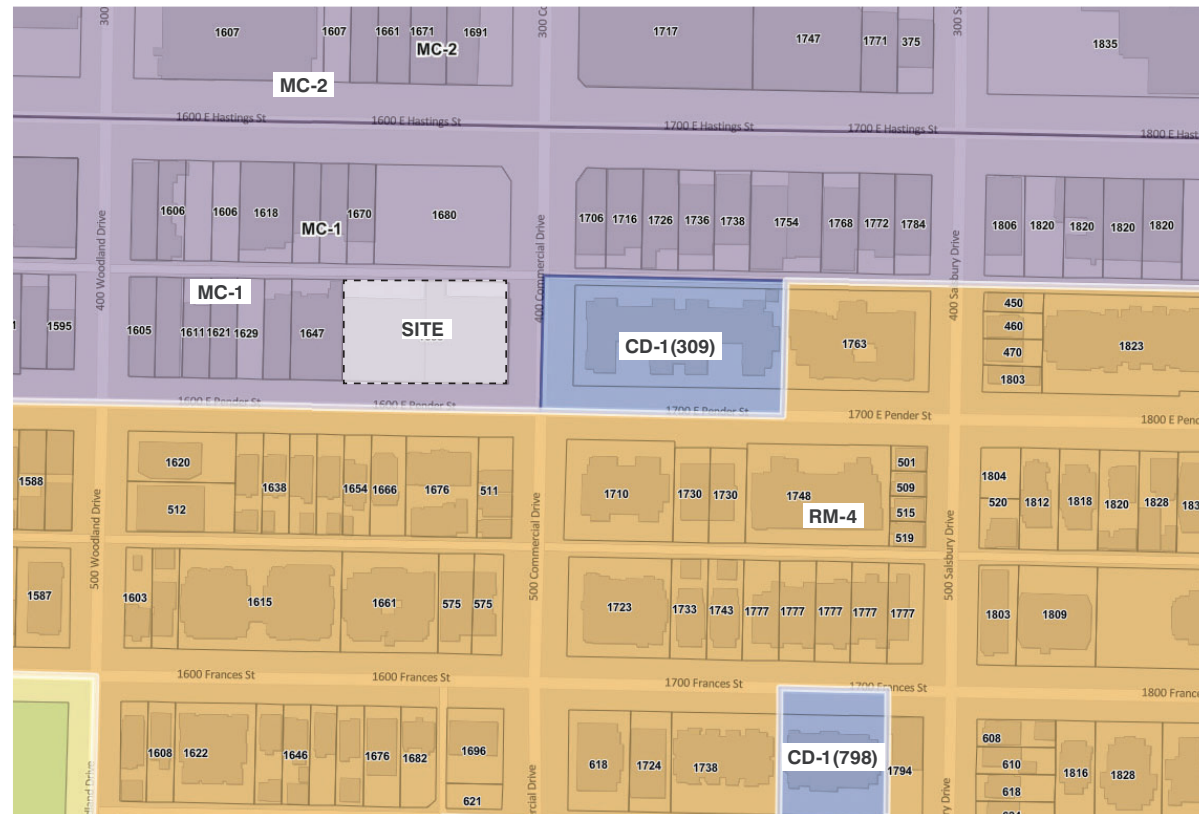
2.4 Zoning Context

CURRENT ZONING: MC-1

PROPOSED ZONING: CD-1

Legend

- CD-1(309) Comprehensive Development
- CD-1(798) Comprehensive Development
- MC-1 Industrial
- MC-2 Industrial
- RM-4 Residential
- R1-1 Residential Inclusive District



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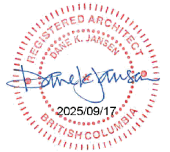
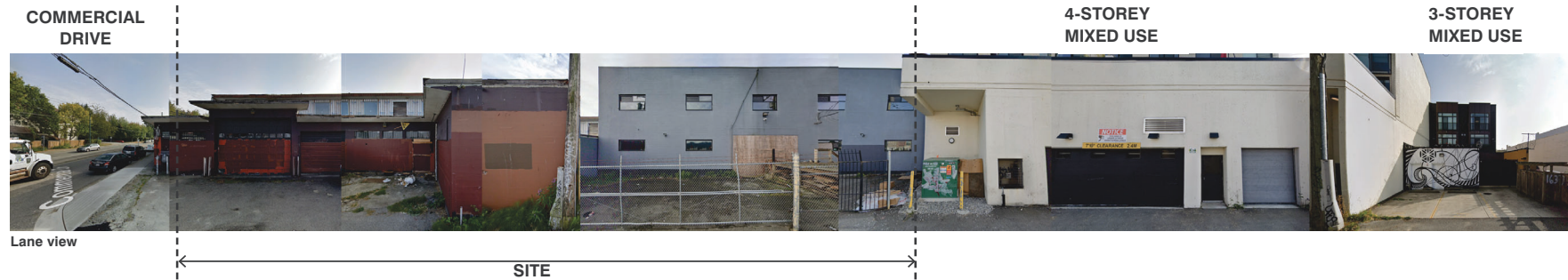
Zoning Context

AUG 15, 2025

2.5 Streetscape

Existing Streetscape

Photographs with views of the site are included to give context of the existing conditions. Nearby properties include of townhouses, lowrise industrial, mixed use, and commerical developments, and 4-storey non-market housing.



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Streetscape

AUG 15, 2025



Context Images

- 1 Commercial Drive Looking North
- 2 Commercial Drive Looking Northwest
- 3 Commercial Drive Looking South
- 4 E Pender Street Looking West
- 5 E Pender Street Looking East
- 6 Lane Looking West
- 7 Commercial Drive Looking South

Source: Google Maps

dys architecture

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Streetscape

AUG 15, 2025



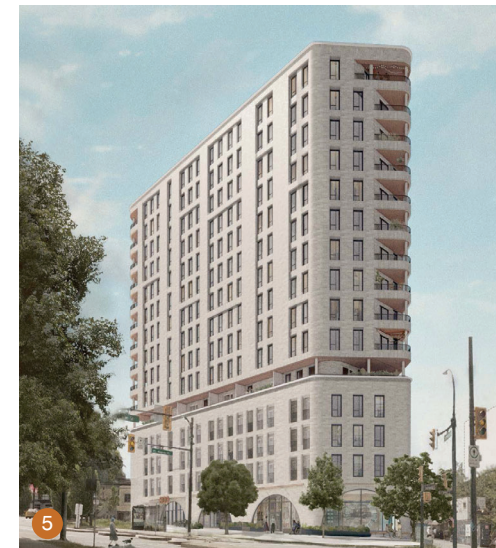
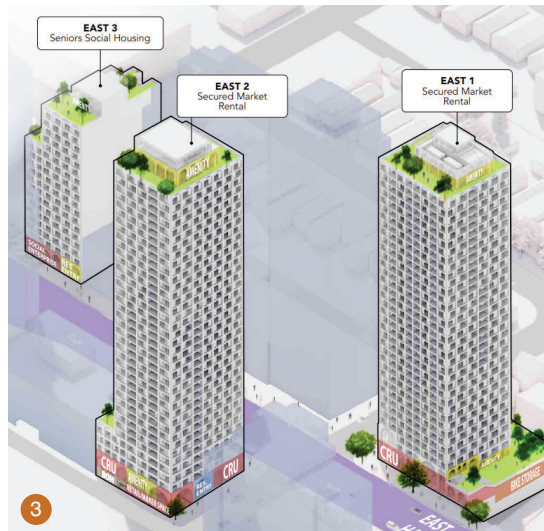
Source: Google Maps



Context Images

- 1 The Kettle Friendship Society
- 2 The Kettle Friendship Society
- 3 Neighbouring Development, West of Site
- 4 Neighbouring Development, Across From Site on Commercial Drive
- 5 Townhouses, Across From Site on East Pender Street
- 6 Neighbouring Development, West of Site

2.6 Future Neighbourhood



Future Neighbourhood Developments

- 1 Place of Cedars
Dialog
- 2 Urban Native Youth
1617 - 1680 East Hastings Street (architect unknown)
- 3 1168-1180 East Hastings
ZGF Architects
- 4 800 Commercial Drive
Human Studio Architecture & Urban Design
- 5 800 Commercial Drive
Human Studio Architecture & Urban Design

dys architecture

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Future

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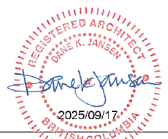
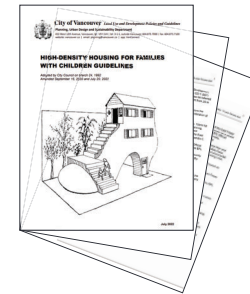
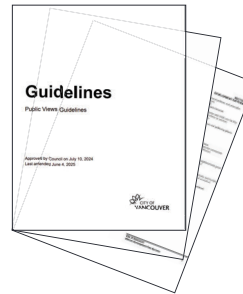
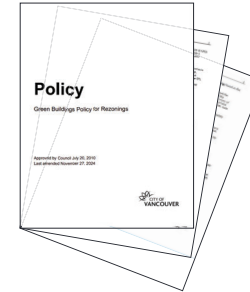
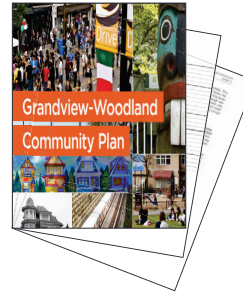
Rezoning Rationale 3



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Strength through mental health

3.1 Policy Context

- Grandview-Woodland Community Plan
- High-Density Housing for Families with Children March 24, 1992 (Update Sept 2020 and July 20,2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezoning July 22, 2010-amended November 27, 2024
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Public Art Policy and Procedures for Rezoned Developments July 23, 2014
- Bird Friendly Design Guidelines (Sept 2014)
- Urban Forest Strategy (2018)
- Housing Vancouver Strategy (2017)
- Public View Guidelines July 10, 2024
- Metro Vancouver region's Regional Growth Strategy, Metro 2050
- Biodiversity Strategy (2016)
- Renewable City Strategy (2015)
- Transportation 2040 (2012)



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485 Commercial Drive and 1683 East Pender Street,
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Policy Context

3.2 Grandview-Woodland Community Plan

The rezoning policy section outlines various City of Vancouver plans and policies that drove the form of development, most importantly references in the Grandview-Woodland Plan to the Kettle Friendship Society Special Site.

Grandview-Woodland Community Plan

The development site lies within multiple subareas under the Grandview-Woodland Plan and therefore connects to different sections of policy and most importantly connects to the special site for Kettle.

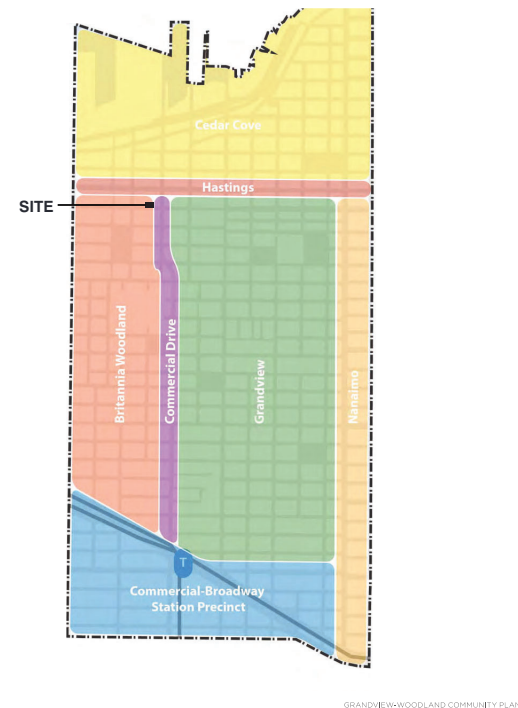
6.1 Commercial Drive

"Its public life speaks to inclusion and acceptance, a pronounced social and political engagement with the issues of the day, and the colour of creative expression."
(Source: Grandview-Woodland Plan)

- Active commercial character
- Lower-scale mixed-use building form
- Provides social amenity

6.1.3 Commercial Drive North

- Land Use and Character – Apartment 6-storey and at-grade choice of use
- Mixed use development provides community services, social housing units and secured market rental housing
- Industrial character street wall at the lower 2 levels
- 5.5m SRW along Commercial to maintain 5.5m (18') sidewalk
- Provide public realm improvements: street trees (increase urban canopy), feature lighting, seating, and bike racks



Grandview-Woodland Sub Areas

"Density: To deliver the required land use program, an overall average density of 3.5-4.0 FSR is will be considered. Commensurate increases beyond the specified density may also be considered should financial and urban design analysis indicate that they are necessary to achieve a high standard of social amenity. Allowable density will also depend on the extent of land consolidation achieved."

Source: Grandview-Woodland Plan Section 6.1.4 on Kettle Special Sites

6.1.4 Kettle Friendship Society Special Site

- Ensure that this special site delivers – as a minimum – space for the expanded services of the Kettle Friendship Society, as well as 30 units of non-market, Social/ Supportive housing.
- Where possible, the City aims to support this plan to increase access to low-barrier services.
- Commensurate increases beyond the specified density may also be considered should financial and urban design analysis indicate that they are necessary to achieve a high standard of social amenity.

6.4 Britannia-Woodland

- Provides both social housing and family-oriented housing
- Mixed-scale character

6.4.3 Pender Street Transition

- Part of a “let go” industrial area
- 4-storey podium along East Pender Street
- Other key points highlighted in chart

Housing Policy – Area B

- Development of new market rental apartments
- Development of new non-market rental apartments
- For Kettle Friendship redevelopment: achieve mixed-income non-market housing with a priority for Social/ Supportive housing

8. Transportation

8.7.4: Reduce parking requirements for new developments that are located near transit hubs or corridors. Consider the potential to treat parking as a shared district resource, as part of larger developments in key areas, including (but not limited to): Britannia Community Centre, Broadway and Commercial, and Hastings Street

High Density Housing for Families with Children Guidelines

- Outdoor play area min. 130 sm (1,399 sf)
- Include min. 50 sm (538 sf) children’s play area
- Common indoor amenity min. 37 sm (398 sf). Includes MPR/meeting room, lounge, accessible kitchen and W/C.

Family Room: Housing Mix Policy for Rezoning Projects

Policy 2: Rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms

Building Form and Placement Summary: Proposal Regulations Highlighted Below

Regulations	Zoning Bylaws, Policies, and Community Plan References			
	MC1 and MC-2 Zoning and SRW's	Grandview-Woodland Community Plan: Commercial Drive North	Grandview-Woodland Community Plan: Special Sites (Kettle Friendship Society)	Grandview-Woodland Community Plan: Pender Street Transition
F.S.R	3.1.1.1: Max 0.75 3.1.1.4: Max 2.50 (3.1.1.4: Max 1.5 office, max 1.5 dwelling)	6.1.3: 3.0 F.S.R	6.1.4: 4.0 F.S.R. and more if needed for high standard social amenity. Commercial uses at ground floor.	6.4.3: 3.2 F.S.R
Maximum Building Height	3.1.2.1: 12.2m 3.1.2.6: May permit 3.8 m	6.1.3: Up to 6 storeys	6.1.4: Up to 12-storeys with a podium expression	6.4.3: Up to 10 storeys Podium height: 4-storeys
Front Yard and Front Setback: Front East Pender & Front Commercial Drive	3.1.2.2: Not permitted 3.1.2.8: May be permitted if improves pedestrian experience SRW: 5.5 m	6.1.3: Maintain/achieve min. 5.5m (18') sidewalk	-	6.4.3: Front: 3m (10ft)
Side Yard	3.1.2.4: Not required 3.1.2.10: If provided, min 0.9m	6.1.3: Maintain/achieve min. 5.5m (18') sidewalk	-	-
Minimum Rear Yard Depth: Lane	3.1.2.4: 3.1m (10ft)	6.1.3: Maintain/achieve min. 5.5m (18') sidewalk	-	6.4.3: Rear: 9.1 m (30ft) (30' tower setback from lane for tower only)
Minimum Setback for Portions of Buildings/Tower Setbacks	3.1.2.5: 7.6m (at dwelling uses & 2-3 storeys) 9.1m (4+ storeys)	6.1.3: Above 13.7m (45') setback 3m (10') (6' setback for tower at E Pender, 30' tower setback from lane)	-	6.4.3: Above 19.8m (65') max. tower plate of 603.8m2 (6500 sf). 80' tower separation shown for buildings above 65'.
Minimum Site Frontage	-	-	-	6.4.3: Min. 36.6m (120ft)



Commercial Drive & East Pender

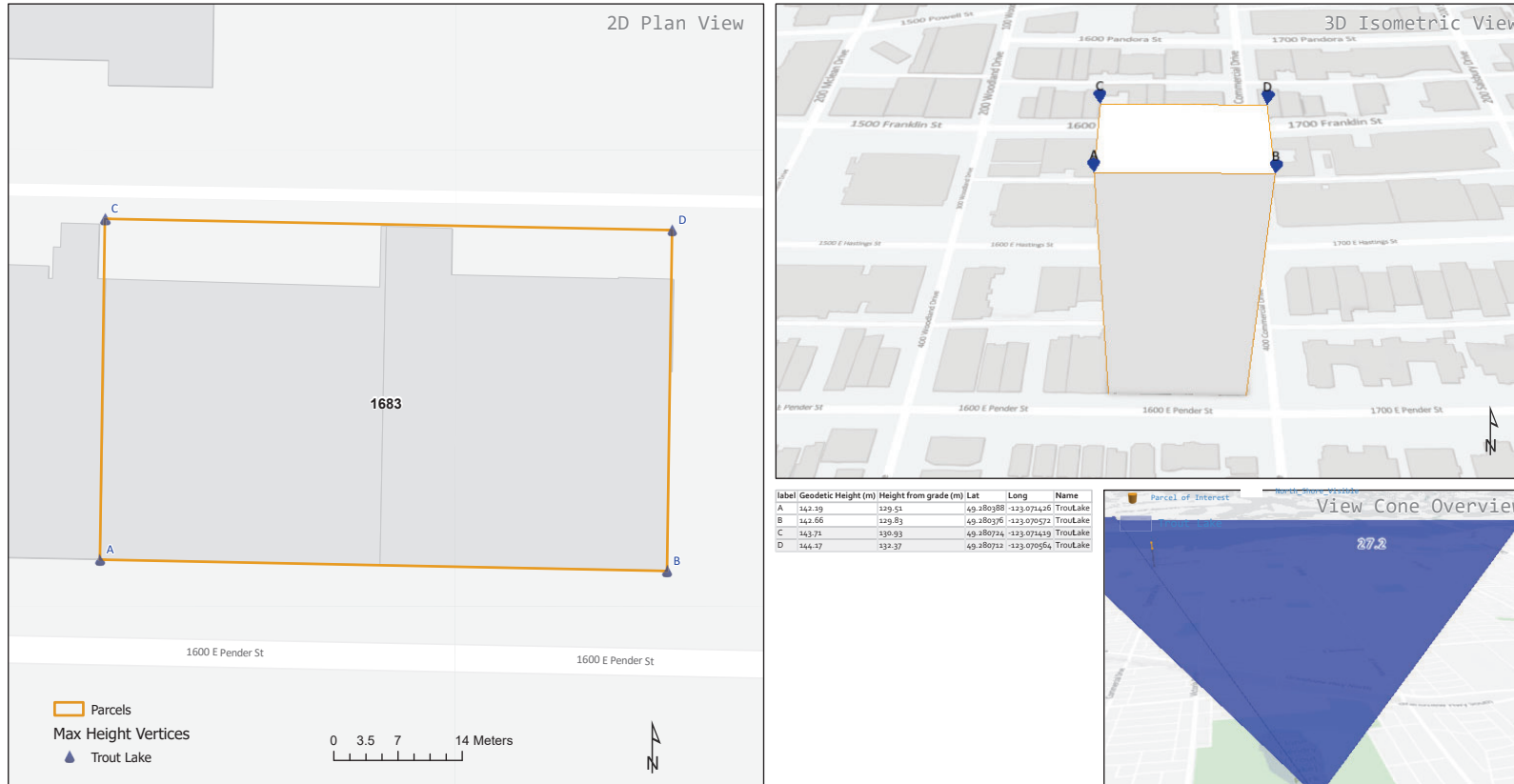
485 Commercial Drive and 1683 East Pender Street, Vancouver, BC


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Grandview-Woodland Community Plan

AUG 15, 2025

3.3 View Cone Analysis



 <div>CITY OF VANCOUVER</div> <div>Planning, Urban Design and Sustainability</div>	BASIC VIEW CONE BUILDING HEIGHT LIMITS 1683 E Pender St <small>The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. The building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appearances. The heights noted on the attached illustration supersede any previous advice supplied for this site.</small>		Site IDs: 11519994	View cones limiting the site: 27 - Trout Lake
	Requested by: Cressey	Prepared by: SEQ9522	Date: Thursday, May 22, 2025	Page No: 1 of 1

Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
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View Cone Analysis

3.3 View Cone Analysis

Location and Proximity to View Cone 27.2

The proposed project is located approximately 3 km away from the point at which View Cone 27.2 originates. This distance is a critical factor in determining how much of an impact the project might have on the protected view.

Obstruction Factors

The view from the specified point is partially obstructed by tree canopies and existing buildings between the project site and the view cone's origin. This natural and urban landscaping reduces the visibility of the proposed building from the view cone's focus point.

Building Height and View Cone

The proposed maximum tower elevation is 286'-10" (87.43 metres) and the average view cone height is about 130.66metres. The height difference between the proposed building and the view cone is about 43.23 meters. Therefore, the proposed tower does not encroach on the protected view from the focus point of View Cone 27.2.



Commercial Drive & East Pender

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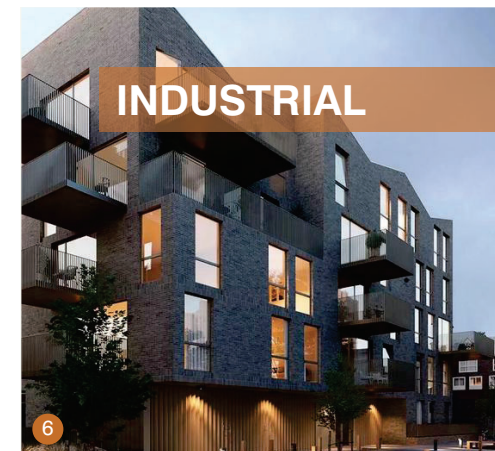
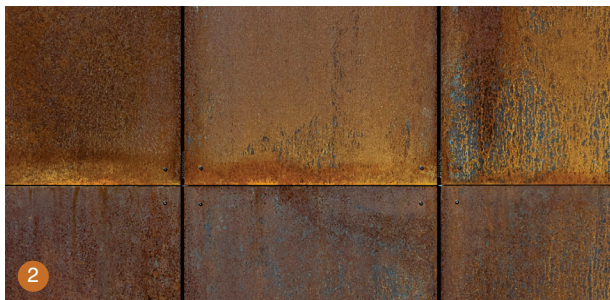
View Cone Analysis

Design Rationale

4

4.1

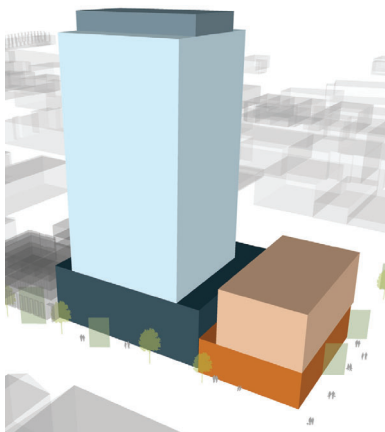
Guiding Principles



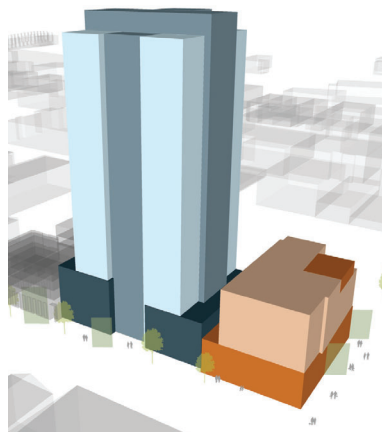
Precedents:

- 1 Explore more industrial materials and textures
- 2 Create visual interest and details with more industrial materials
- 3 Break up forms and massing at street level
- 4 Break up building massing and explore more industrial details
- 5 Find opportunities for unique elements within the landscape
- 6 A variety of forms and massing

4.2 Development Framework



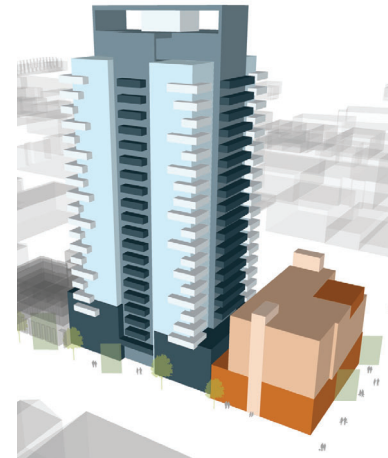
Creating the building massing based on functional program



Breaking the volumes to enhance form and visual interest. Focus on individual streetwall elements







Adding balconies and contrasting colours to create vertical expression in the form



Articulating tower balconies to enhance visual interest and transparency, creating rhythm and a light, airy structure

Legend

-  Residential Rental Podium
-  Residential Rental Tower
-  Social/Supportive Housing
-  Non-Residential (Drop-In Center and Drop-In support)



485 Commercial Drive and 1683 East Pender Street,
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Development Framework

AUG 15, 2025

4.3 Form of Development

The project site is currently a single lot that will eventually be divided to provide the rental tower and Kettle their own property. The market rental tower will be developed on the western portion of the property offering the Kettle the opportunity to be situated on Commercial Drive to provide a prominent location for their drop-in centre and to animate the more commercially oriented street. Both the residential entries for the tower and the upper four storeys of the Kettle building will be focused on East Pender.

East Pender Street is still an area in transition from commercial/ industrial properties to largely zero lot line mixed use residential buildings. The ground-oriented portions of both the rental tower and the Kettle site will maintain the robust nature of the lower building forms to the west of the project site. The exterior cladding materials will be selected in-keeping with the history of industrial architecture in the neighbourhood.

To achieve the 239 units of rental housing, the 22-storey building will reside on a podium that is four storeys high on its west side to relate to the 45-foot (13.67m) high volume of the adjacent residential neighbour at 1647 East Pender. On the rental tower's east side, the podium will step down to three storeys to transition to the lower two storey form of the Kettle building's podium. In shaping the Kettle's drop-in centre/podium, the east face has been positioned to respect the City's requirement for an 18-foot (5.5m) expanded sidewalk on Commercial Drive.

Kettle members will enter the drop-in centre in the North East corner of the site at the lane through an open-air courtyard similar to Kettle's existing facility on Venables. The drop-in centre will extend the length of the Commercial Dr. frontage providing greater access to natural light and views than in the current drop-in creating a healthier enriched environment for Kettle members and their staff. Their new purpose-built and expanded Centre will better meet the growing volume of need, offering increased wraparound services which will result in less people being pushed out on to the streets.



485 Commercial Drive and 1683 East Pender Street,
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Form of Development

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The Kettle Society
Strength through mental health

4.4 Floorplate Size

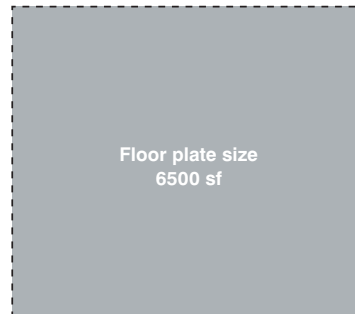
Our partnership seeks acceptance for a residential tower floor plate size of 7,759 square feet (720 square meters), exceeding the Grandview-Woodland Plan's current maximum of 6,500 square feet.

On June 3rd, 2025, the City of Vancouver issued a Residential Tower Floor Plates Bulletin, relaxing the above mentioned limit and treating the new 7,200 square foot as a guideline rather than fixed. The proposed floor plate represents a modest increase, enabling 34 additional units within the same building height and number of storeys, in compliance with shadowing, viewcone, and tower separation policies.

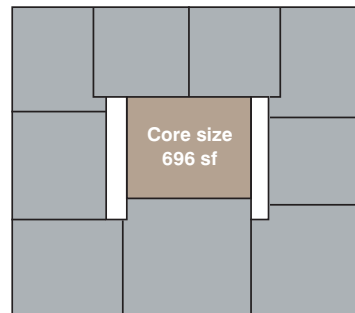
A More Sustainable Building

Cressey's analysis of increasing the floor plate size from 6,500 square feet to approximately 8,000 square feet reveals several advantages:

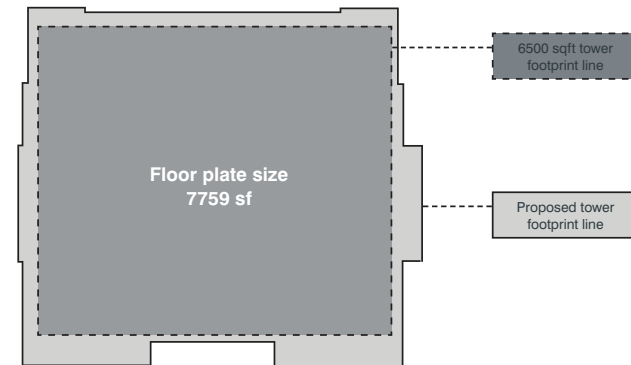
- **Carbon Reduction:** Embodied carbon emissions are lowered by about 4% per unit, resulting in a total reduction of roughly 150,000 kg of embodied carbon for the project. Offsetting this carbon would require 375 trees grown over 20 years. On the scale of the Broadway Plan, this equates to approximately 75,000 trees. We have shared these studies with the City of Vancouver.
- **Construction Cost Savings:** The cost per unit decreases by around \$8,307, which translates to a monthly rent value of \$30 per unit.



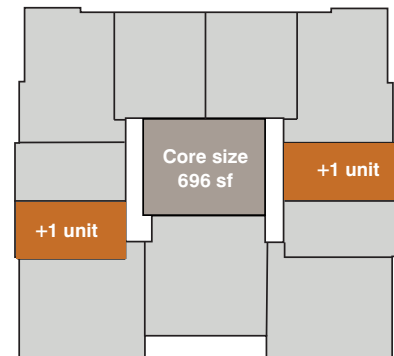
Typical Grandview-Woodland tower plate



9 units in 6500 sf tower plate



Slender bump outs are added to the typical 6500sf plate, minimizing the visual impact of the increase in floorplate area



GFA of 7759 sf per floor plate helps gain 2 units per floor with in total 34 units more



485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

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Floorplate Size

4.5 Distinct Building Entry

Residential and Kettle staff entries are off of E Pender Street, while the Kettle drop-in is strategically located off of Commercial Street close to the lane (more info below). Parking entry is from the lane, close to the dividing line between the Kettle site and the market rental tower. Short term bicycle parking is provided at residential and drop-in staff entries. Pedestrian access is summarized below.

The secure entry for social and supportive housing residents is shared with the drop-in support staff. This combined lobby and reception area is located off East Pender Street, closer to Commercial Drive and adjacent to the drop-in support facilities.

The entry for market rental residents is located further from Commercial Drive, toward the more residential end of the block. It is recessed into the framed podium facade, sheltered by a canopy, and designed to be highly visible and easily accessible from the street.

Finally, members of the Kettle drop-in program enter the facility at the northwest corner of the site through a secure, gated, open-air courtyard. This courtyard serves as a safe and welcoming transition space, providing secure cart storage and a pet wash area, while also preventing lineups from forming on the street. From the courtyard, members proceed to a secure reception vestibule before entering the drop-in facilities.




2025.09.17
Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
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Distinct Building Entry

4.6 Indoor/Outdoor Amenity

The preliminary amenity program for the rental tower has been developed in conjunction with the City of Vancouver High-Density Housing for Families with Children Guidelines. A variety of indoor and outdoor spaces including the minimum guidelines for outdoor play area. Amenity for the Kettle social/supportive housing is provided on the 6th floor and will be designed in accordance to the funding and operator requirements. Various active, social and work spaces are proposed.

Rooftop amenity for market rental residents features a sky lounge with opportunities for dining, entertainment, lounging or work from home. Expansive north-facing outdoor amenity include indoor/outdoor dining and both open and covered outdoor lounge spaces. South-facing roof decks house outdoor play with landscape with semi-covered spaces for flexibility and fun.

Located on the top Level 6, an indoor amenity space with kitchenette for Kettle social/supportive housing residents provides a flexible space for a variety of uses like meetings, entertainment or celebrations. Adjacent outdoor amenity roof deck provides access to daylight and fresh air for residents with excellent views of the North Shore mountains.

Buffer green spaces for the residents



485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

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Indoor/Outdoor Amenity

AUG 15, 2025

4.7

Landscape Design

AT GRADE AND PUBLIC REALM DESIGN IMPROVEMENTS

The landscape design at grade provides for clearly defined pedestrian connectivity and overlook of the public realm serving to enhance neighbourhood security through an 'eyes on the street' passive surveillance.

The west building on East Pender will have at grade patio's providing direct connection for the unit to the sidewalk for an appropriate urban streetscape edge.

The east building frontage will maintain an open street edge to ensure visual overlook of the public realm.

The project proposes considerable improvements to the frontages for Commercial and East Pender Streets. These improvements include a new urban boulevard and upgraded sidewalk treatment in accordance with the City of Vancouver's Streetscape Design Guidelines. Additionally, rhythmic plantings of new deciduous street trees will provide shade during the summer, allow solar access in the winter, and help separate pedestrian and vehicular traffic.

SECOND LEVEL PATIOS

Generous exterior patio's are provided for units along the north side of the west building. A large feature planter provides for layered plantings of small trees, shrubs and ground covers. Future planting design will provide for a variety of plants types to encourage bird habitat and foraging. Appropriate soil volumes in the planter will allow for plant growth and passive rainwater retention.

AMENITY ROOF DECK

An exterior amenity roof deck is provided adjacent the interior amenity space at the roof top of the west building. Programming of the exterior amenity will include areas for flex use children's play, urban gardening and social interaction and engagement for residents. Additional plantings will be provided at this level to provide for screening from the street while allowing for views out to the city and north shore mountains.



Indicative images

**Design
Module 5**

5.1 Renderings

South View



View looking at East Pender Street

South-East View



View looking at East Pender Street and Commercial Drive


2025/09/17
Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

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Renderings

AUG 15, 2025



North View



View looking at North Elevation of the building



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Renderings

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Street View



View looking at East Pender Street and Commercial Drive intersection



Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC



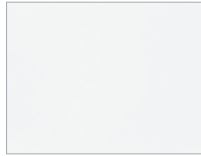

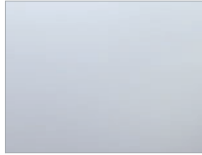
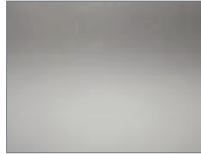
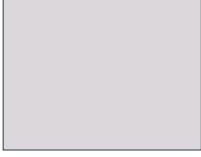



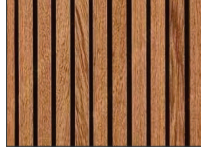
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Renderings

AUG 15, 2025

5.2 Material Board



		
1 Window Wall Raised Panel Color: White	2 Window Wall Raised Panel Color: Dark grey	3 Metal Railing & Frame Color: White
		
4 Metal Railing & Frame Color: Dark grey	5 Glass Color: Translucent	6 Glass Color: Translucent dark grey
		
7 Elastomeric Paint Color: Light grey	8 Cementitious Panel Color: Dark grey	9 Cementitious Panel Color: Light grey
		
10 Cementitious Panel Color: Terra cotta	11 Profiled Metal Panel Color: Grey	12 Aluminium Plank Color: Wood-look



485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

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Material Board

5.3 Sustainability Rationale



Simple building form with high-performance glazing and building envelope

Glazing ratios around 30-35% to balance energy consumption and user comfort

Reduced solar heat gain with balconies shading on south, east, and west elevations

Adhering to City of Vancouver requirements for energy performance, GHG emission reduction targets and clean energy

Reduced potable water demand with drought - tolerant vegetation

Most bike parking provided on L1 to support biking as the easiest mode of transport.

Below-grade stormwater retention



Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
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Sustainability Rationale

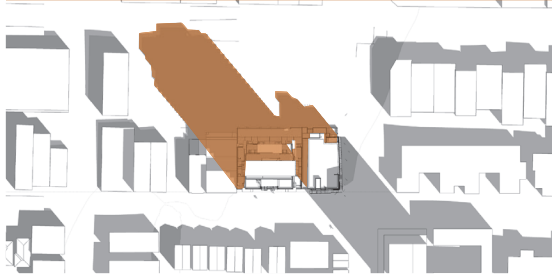


The Kettle Society
Strength through mental health

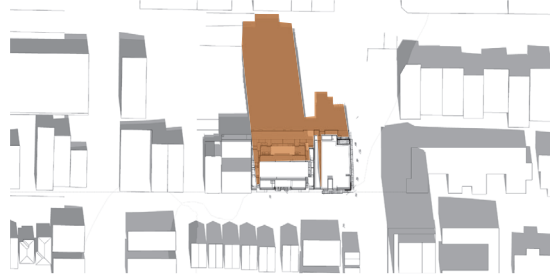
5.4 Shadow Studies

March 21 Spring Equinox / June 21 Summer Solstice / September 21 Fall Equinox

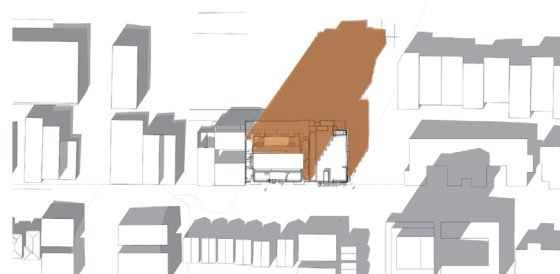
10:00 AM March 21 Spring



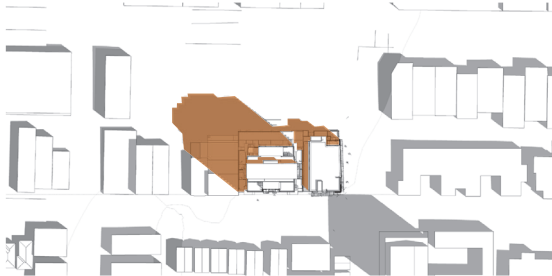
12:00 PM March 21 Spring



14:00 PM March 21 Spring



10:00 AM June 21 Solstice



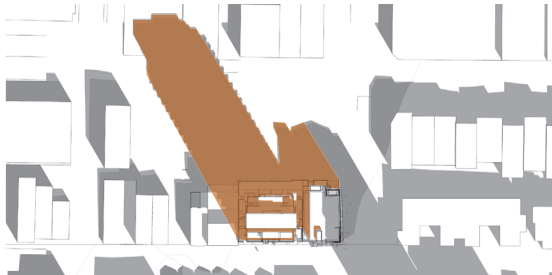
12:00 PM June 21 Solstice



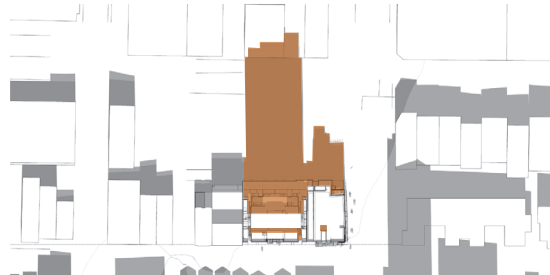
14:00 PM June 21 Solstice



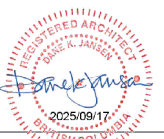
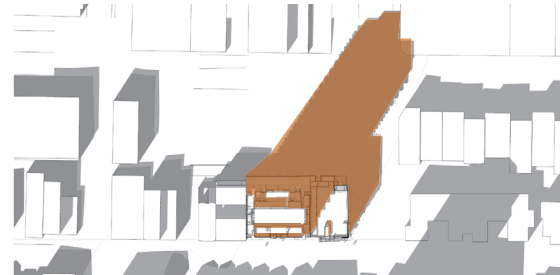
10:00 AM September 21 Equinox



12:00 PM September 21 Equinox



14:00 PM September 21 Equinox



Commercial Drive & East Pender

485 Commercial Drive and 1683 East Pender Street,
Vancouver, BC

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Shadow Studies

AUG 15, 2025

Architectural Drawings 6



NO. | DATE | ISSUE
1 | 2025-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION

Commercial Drive & East Pender
Market Rental Tower and Kettle Drop-in Centre with Social/Supportive Housing Low-Rise

PROJECT STATISTICS			
Civic Address	485 Commercial Drive and 1683 East Pender Street, Vancouver, BC		
Legal Description	LOT 1A, BLOCK C, PLAN EPP1440, DISTRICT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 8 BLOCK		
Site Area	24,775.83 SF	2,217.21 SM	
Current Zone	MC-1		
Proposed Zone	CD-1		
SITE INFO & SITE COVERAGE			
Site Area	24,775.83 SF	2,201.75 SM	
Dedications	510.00 SF	85.64 SM	
Net Site Area	23,965.83 SF	2,217.21 SM	
Subdivision (Measured from Site Plan)			
- Cressey Market Rental Tower	15,197.69 SF	1,400.12 SM	
- Kettle Building	8,698.17 SF	1,809.09 SM	
Allowed Coverage	N/A		
Proposed Coverage	84%	19,933.60 SF	
DENSITY			

	Allowed			Proposed	
	FSR	SM		FSR	SM
Residential	-	-	-	6.32	156,641.90
Market Rental	-	-	-	1.03	25,364.10
Social/Supportive Housing	-	-	-	-	2,396.40
Total Residential	4.00	-	-	7.35	182,006.00
Non-Residential (Community Centre)					
Office	1.50	-	-	-	-
Drop-in	-	-	-	0.31	7,618.10
Drop-in Support	-	-	-	0.25	6,239.70
Total Non-Residential	1.50	-	-	0.56	13,857.80
Site Total	5.50	-	-	7.91	195,863.80

SETBACKS	M		FT	
	M	FT	M	FT
Commercial Drive SRW	5.5	18.0	5.5	18.0
E Pender Front Yard - Residential	-	-	1.8	6.0
E Pender Front Yard - Kettle	-	-	1.1	3.5
Tower from Rear Property Line	9.1	30.0	9.1	30.0
Tower from West Property Line	4.6	15.0	4.6	15.0
Tower Separation	25.0	82.0	n/a	n/a

BUILDING HEIGHT	# Storeys	Height	
		M	FT
Market Rental Tower	22	71.1	233.3
Kettle Building	6	21.3	70.0

PARKING CALCULATIONS		
	Allowed/Required	Proposed

MARKET RENTAL TOWER		
Residential	Max. 2 spaces per D.U.	478
Visitor	Min. 0.05 per unit	12
A/C	Max. 0.1 per unit	24
	Min. 1.0 spaces per 7 D.U. + 0.034 spaces for each additional D.U.	9

KETTLE BUILDING		
Social/Supportive Housing	Max. 2 spaces per D.U.	82
Drop-in Centre	No parking requirements	-
Visitor	Min. 0.05 per unit	2
A/C	Max. 0.1 per unit	2
	Min. 1.0 spaces per 7 D.U. + 0.034 spaces for each additional D.U.	2

PARKING DISTRIBUTION		
	Allowed/Required	Proposed

MARKET RENTAL TOWER		
Standard Car	Max. 20%	29
Small Car	*One van stall for every 30 Market Rental	8
Accessible Stall +		9
SUBTOTAL	*First accessible stall to be Van Stall for 7 D.U. plus 1 per 10 stalls	111

KETTLE BUILDING		
Standard Car	Max. 20%	3
Small Car	*One van stall for Kettle	2
Accessible Stall - Kettle*		5
SUBTOTAL	*First accessible stall to be Van Stall for 7 D.U. plus 1 per 10 stalls	10

FLOOR AREA SUMMARY - KETTLE BUILDING									
Floor Level	Gross Floor Area	Exclusions			FSR Area	Area By Use		No. of Units	Balcony Area
		Envelope (not used)	Amenity	Service		Social/Supportive Housing	Drop-In Centre Support		
Roof	606.0	-	-	-	606.0	-	-	-	-
Level 6 / Amen	5,872.2	-	-	-	4,980.4	-	-	8	-
Level 5	6,142.4	-	-	-	6,048.4	-	-	11	-
Level 4	6,142.4	-	-	-	6,048.4	-	-	11	-
Level 3	6,142.4	-	-	-	6,048.4	-	-	11	-
Level 2	6,239.7	-	-	-	6,239.7	-	-	-	-
Level 1	7,618.1	-	-	-	7,618.1	-	-	-	-
P1	2,338.5	-	-	-	2,338.5	-	-	-	-
Total	38,763.0	-	-	-	38,221.9	25,364.1	6,239.7	41	-

SUPPORTIVE HOUSING DWELLING UNIT SUMMARY - KETTLE BUILDING									
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	Unit Type Count Area (SF)			
Level 6	8	-	-	-	8	Kettle			
Level 5	11	-	-	-	11	Unit A Adaptable			
Level 4	11	-	-	-	11	Unit B Adaptable			
Level 3	11	-	-	-	11	Unit C Adaptable			
Total	41	-	-	-	41	Unit D Accessible			
Percentage	100%	0%	0%	0%		Total			

BICYCLE PARKING CALCULATIONS				
MARKET RENTAL TOWER				
Class A: 1.5 per Unit less than 700 sf	152	229	Required	Provided
Class A: 2.5 per Unit 700 sf to 1,130 sf	87	218	45	45
Class A: 3 per Unit over 1,130 sf	-	-	134	36
Subtotal	239	446	233	340
Class B: 2 for first 20 Units, plus 1 per 20 additional Units	13	13	22	24
Total	252	459	255	364

KETTLE BUILDING				
Social/Supportive Housing				
Class A: 0.75 per Suite designed for single room accommodation	41	37	41	In suites
Class B: 2 for first 20 Units, plus 1 per 20 additional Units	13	13	4	Horizontal
Drop-In Centre & Support	7,618.10	1	7	P1 for staff
Class A: 1 per 5,880 sf of assembly area	7,618.10	6	6	Horizontal
Class B: 6 per portion of 16,146 sf of assembly area	-	-	-	-

LOADING STALL CALCULATIONS				
Residential - Market Rental Tower				
Class A	One space for 50-259 units	1	1	P1
Class B	One space for 100-259 units	1	1	At grade
Residential - Kettle Social/Supportive Housing				
Class A	One space for 50-259 units	1	2	P1
Class B	One space for 100-259 units	-	-	-
Drop-In Centre - Kettle Building	1	-	-	-
Class B	Minimum one space per 30,139 sf of Gross Floor Area	1	-	Provide 2 Class A per above

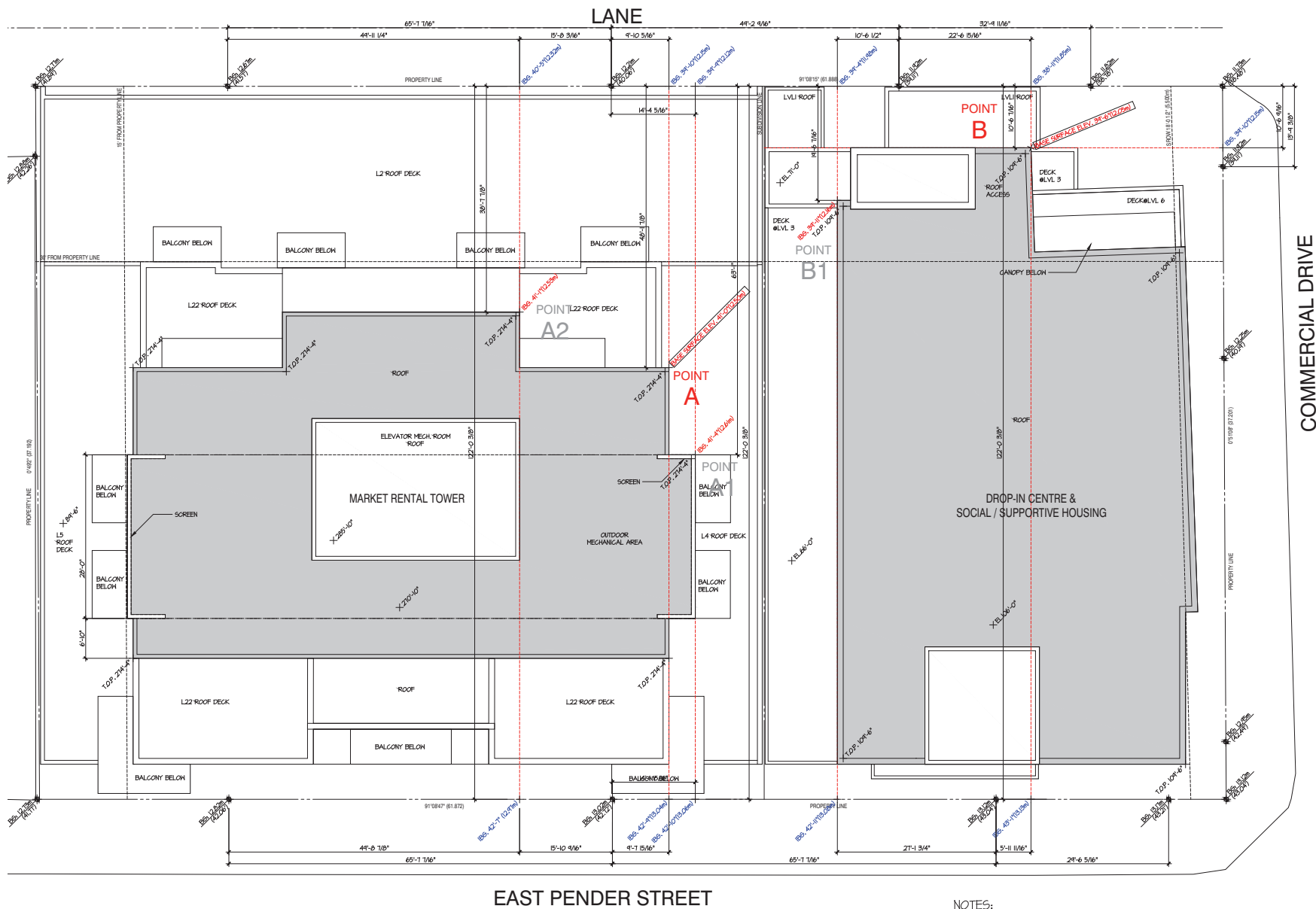
PASSENGER STALL CALCULATIONS				
Residential - Market Rental Tower				
One large passenger space for development with 50-125 units	1	1	P1	*First passenger bigger size
1 additional stall for each additional 150 units	3	1	P1	
Total	4	2	2	
Residential - Social/Supportive Housing				
One space for development with 50-125 units	-	-	-	

PARKING COUNTS									
MARKET RENTAL TOWER									
L1	Residential Stalls		Accessible Stalls		Passenger Class A		Loading		
	Regular	Small	Van	Regular	First Stall	Regular Stall	Class A	Class B	
P1	18	5	-	2	1	-	1	-	1
P2	25	9	-	6	-	-	-	-	-
P3	36	9	-	1	-	-	-	-	-
SUBTOTAL	79	23	9	-	-	-	2	1	1

KETTLE BUILDING									
P1	Residential Stalls		Accessible Stalls		Passenger Class A		Loading		
	Regular	Small	Van	Regular	First Stall	Regular Stall	Class A	Class B	
SUBTOTAL	3	-	2	-	-	-	2	-	-

FLOOR AREA SUMMARY - MARKET RENTAL TOWER									
Floor Level	Gross Floor Area	Exclusions			FSR Area	Area By Use		No. of Units	Balcony Area
		Amenity	Service	Unit Storage		Social/Supportive Housing	Drop-In Centre Support		
Roof	861.43	-	-	-	861.43	-	-	-	-
Level 22 / Amen	5,074.00	-	-	-	4,445.00	-	-	-	-
Level 21	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 20	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 19	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 18	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 17	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 16	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 15	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 14	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 13	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 12	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 11	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 10	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 9	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 8	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 7	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 6	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 5	7,750.10	-	-	-	7,300.40	-	-	11	-
Level 4	8,517.00	-	-	-	8,023.90	-	-	13	-
Level 3 / Podium	9,284.00	-	-	-	8,708.00	-	-	16	-
Level 2 / Podium	9,284.00	-	-	-	8,708.00	-	-	16	-
Level 1 / Podium	12,315.50	-	-	-	11,810.00	-	-	20	-
Total	177,687.75	-	-	-	166,641.90	-	-	239	-

DWELLING UNIT SUMMARY - MARKET RENTAL TOWER						
Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	Unit
Level 21	4	2	5		11	Tower (Levels
Level 20	4	2	5		11	A1
Level 19	4	2	5		11	A1-a
Level 18	4	2	5		11	A1-b
Level 17	4	2	5		11	A2
Level 16	4	2	5		11	A3
Level 15	4	2	5		11	A4
Level 14	4	2	5		11	A4-a
Level 13	4	2	5		11	A5
Level 12	4	2	5		11	A6
Level 11	4	2	5		11	A7
Level 10	4	2	5		11	A8
Level 9	4	2	5		11	A9
Level 8	4	2	5		11	A9-a
Level 7	4	2	5		11	A10
Level 6	4	2	5		11	B1
Level 5	4	2	5		11	B2
Level 4 / Podium	6	5	2		13	B3
Level 3 / Podium	12	4			16	B5
Level 2 / Podium	12	4			16	B6
Level 1 / Podium	7	4			11	C1
Total	106	47	87	-	239	C2
Percentage	64%	20%	36%	0%		C3
Family Housing	36%					C4
	Min. 36%					C2



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

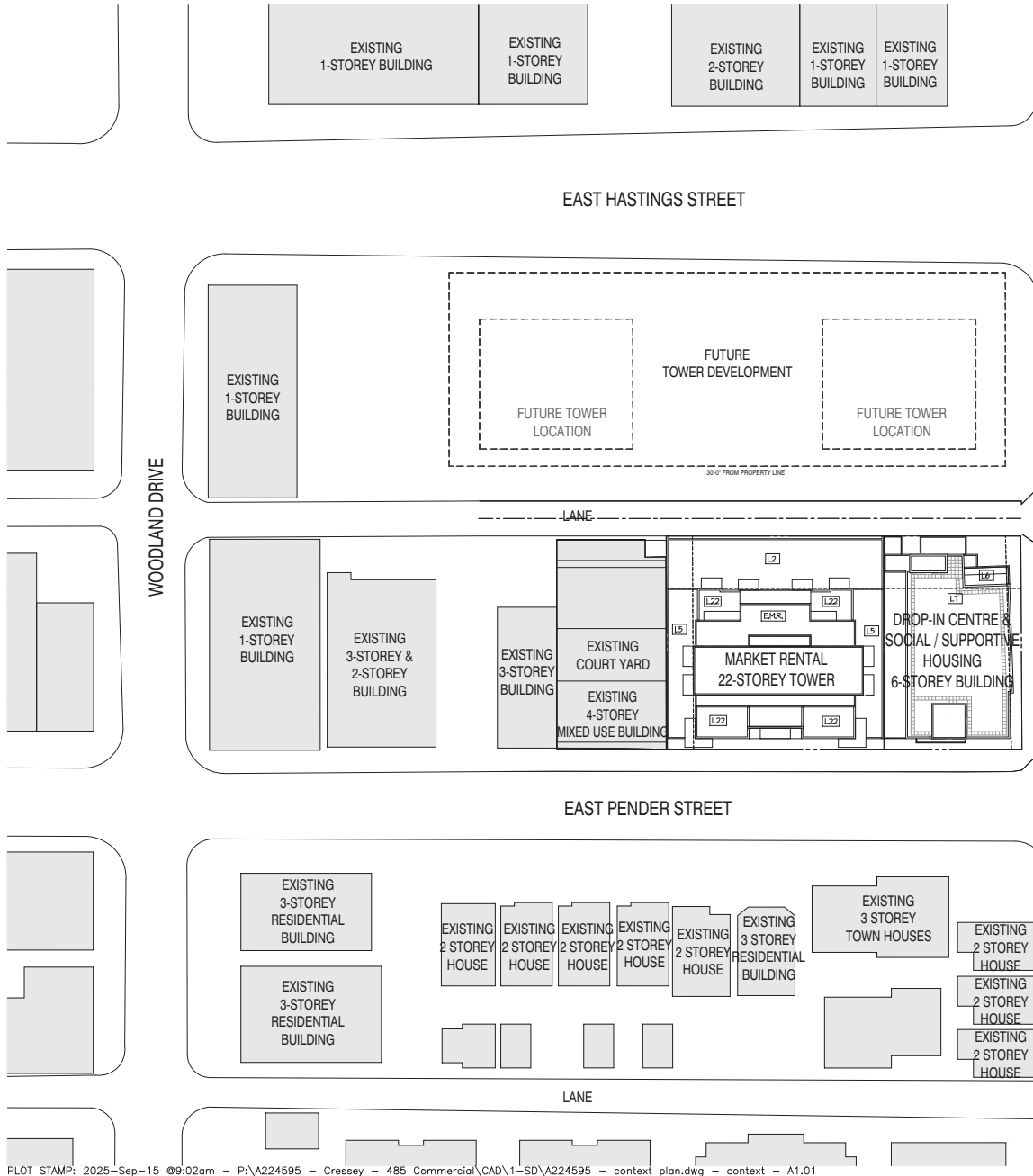
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BASE PLANE DIAGRAM**

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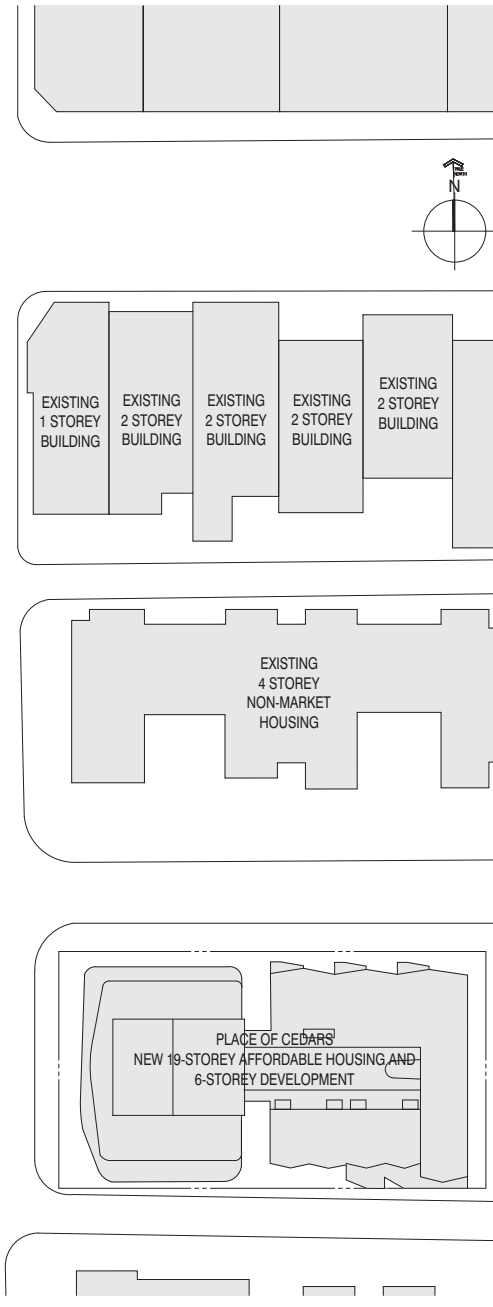
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PROJECT A224595
DRAWN TB CHECKED DJ
SCALE NTS
DATE 2025-02-12

A0.02



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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CONTEXT PLAN

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DATE JAN 29 2024

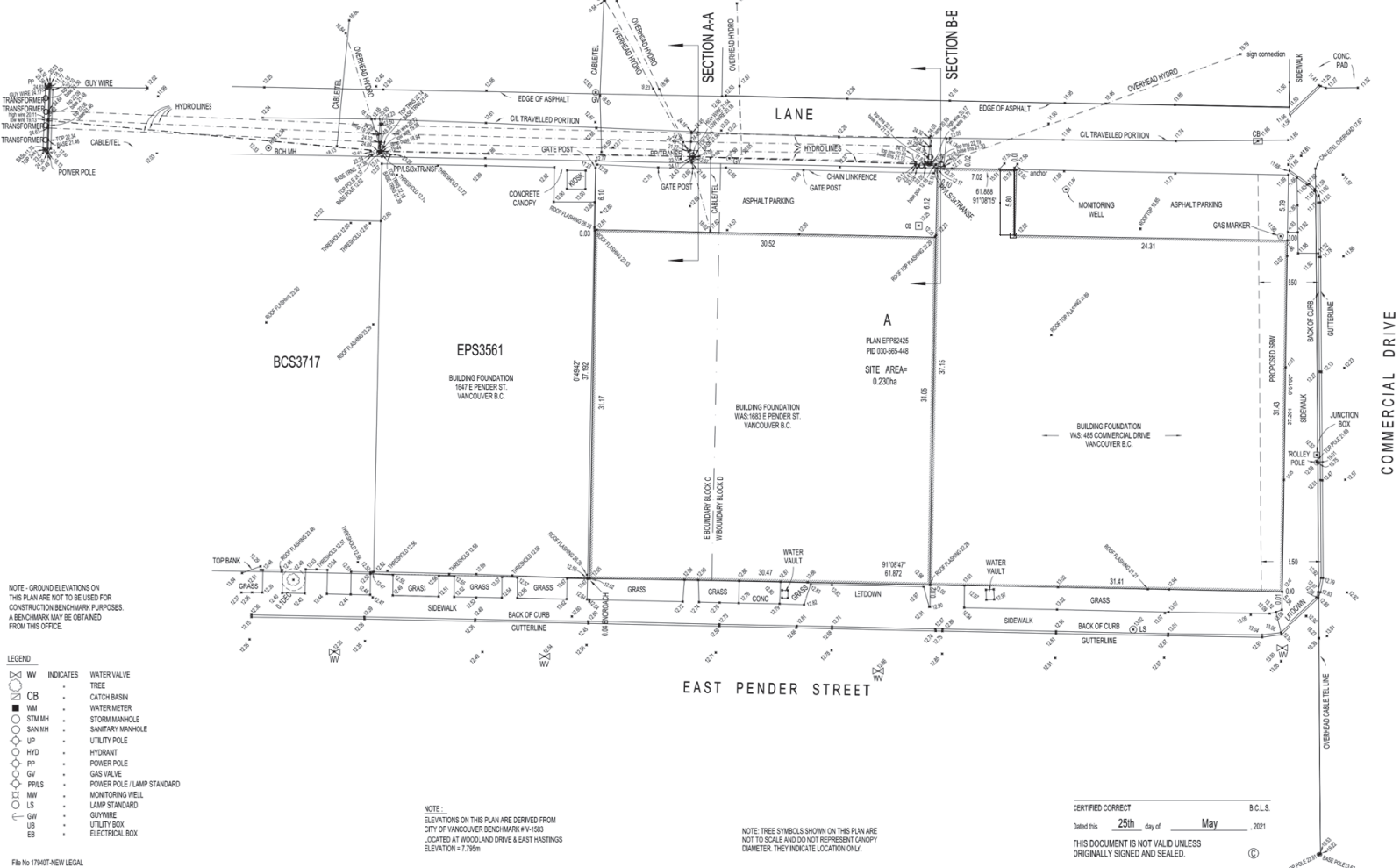
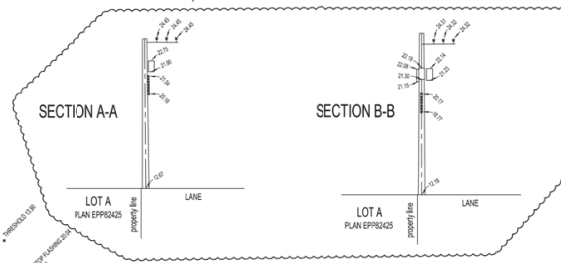
A1.01

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF : LOT A, BLOCKS C AND D, DISTRICT LOT 183, NEW WESTMINSTER DISTRICT, PLAN EPP82425

ALSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-1556 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE: 604-531-4367 Fax: 604-531-5811
email: info@alsen-surveying.ca
File: 19407-NEW LEGAL-may 2021 update



The intended plot size of this plan is 560mm in width 432mm in height (C Size) when plotted at a scale of 1:250



NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

- LEGEND
- WV INDICATES WATER VALVE
 - CB CATCH BASIN
 - WM WATER METER
 - STM MH STORM MANHOLE
 - SAN MH SANITARY MANHOLE
 - UP UTILITY POLE
 - HYD HYDRANT
 - PP POWER POLE
 - GV GAS VALVE
 - PP/LS POWER POLE / LAMP STANDARD
 - MW MONITORING WELL
 - LS LAMP STANDARD
 - GW GUY WIRE
 - UB UTILITY BOX
 - EB ELECTRICAL BOX

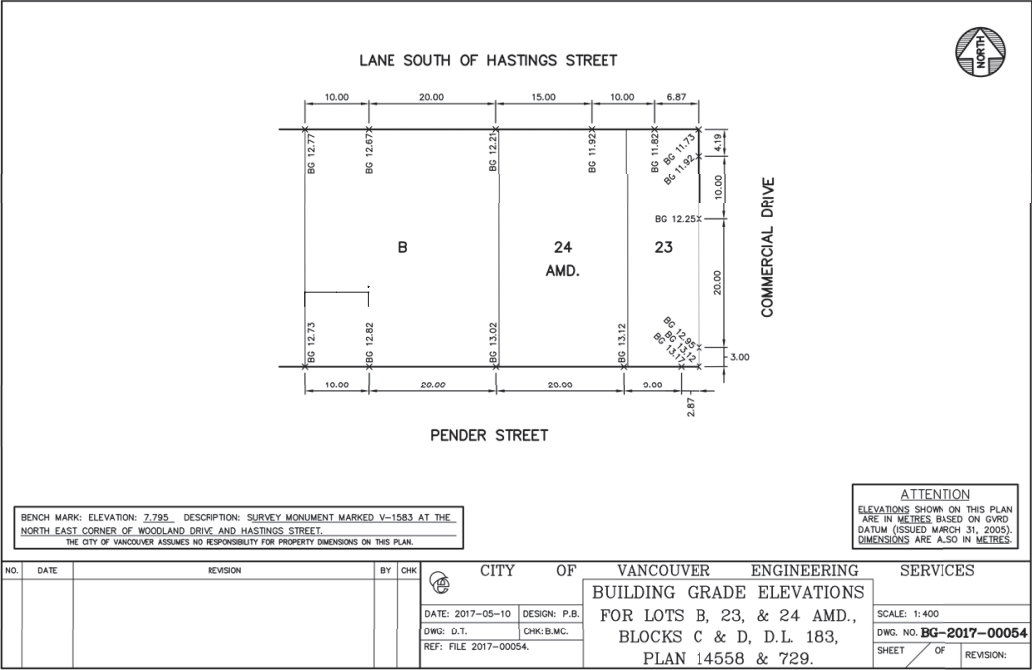
NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF VANCOUVER BENCHMARK # V-1553
LOCATED AT WOODLAND DRIVE & EAST HASTINGS
ELEVATION = 7.756m

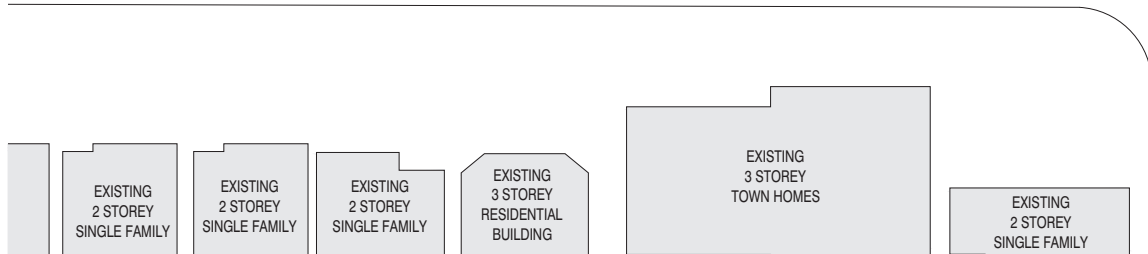
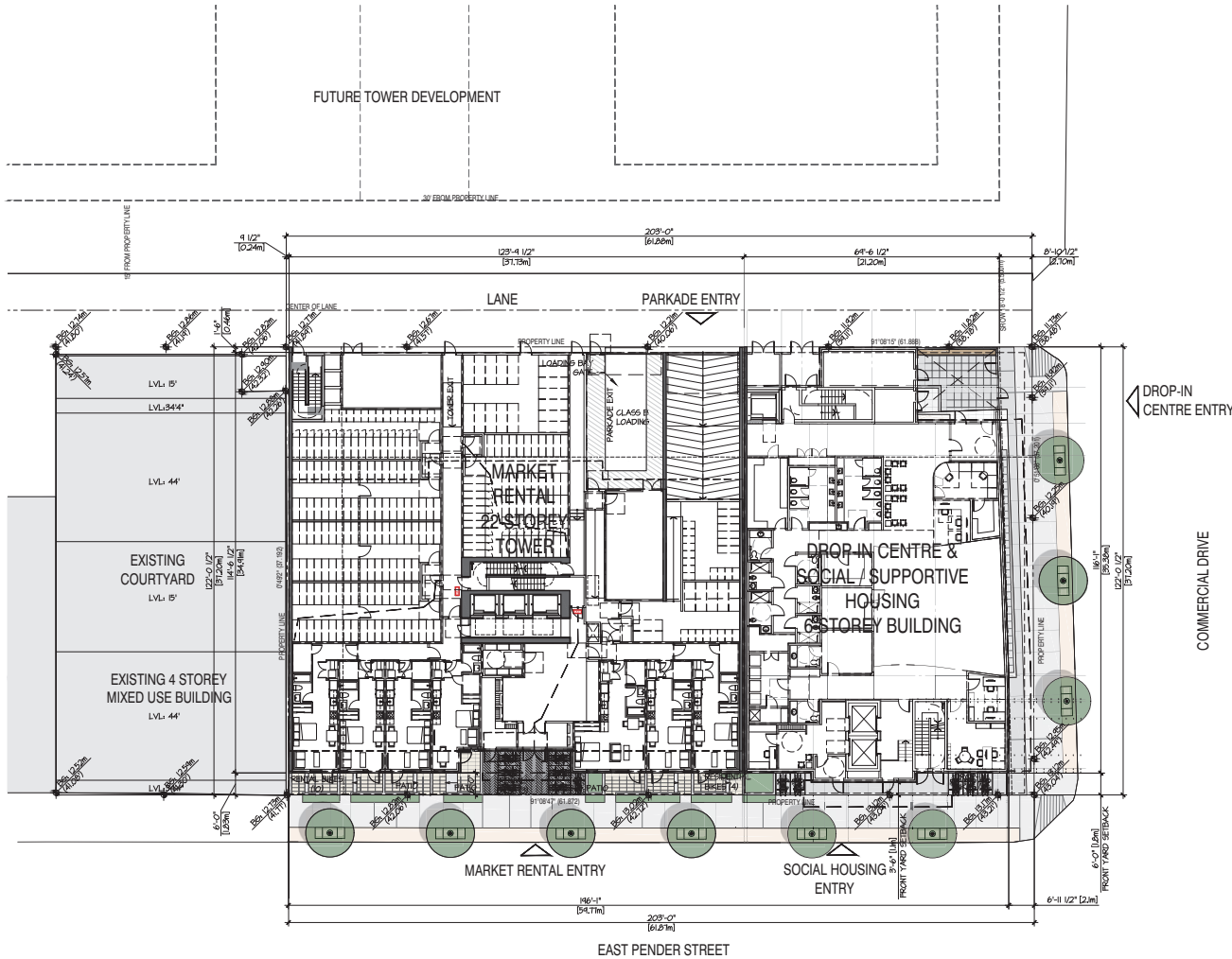
NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.

CERTIFIED CORRECT
Dated this 25th day of May, 2021
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

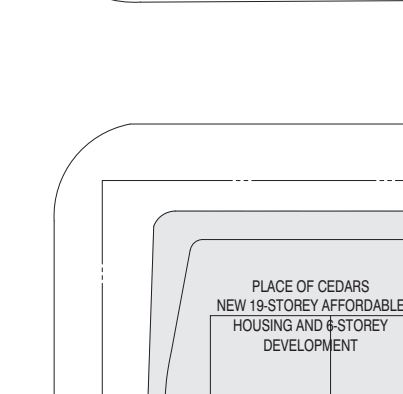
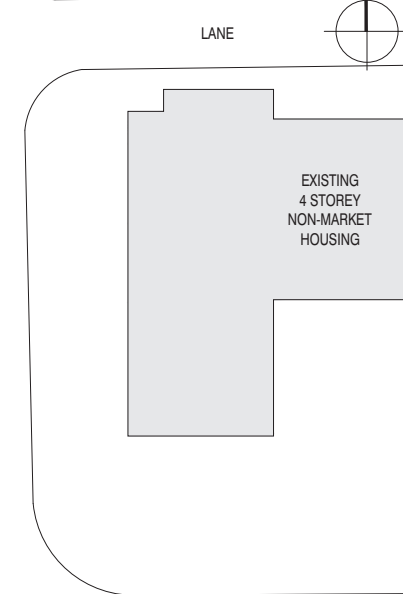
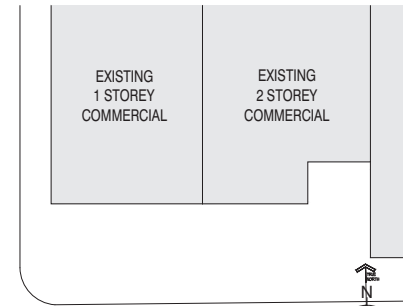
B.C.L.S.
C

File No 19407-NEW LEGAL





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PROJECT

**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

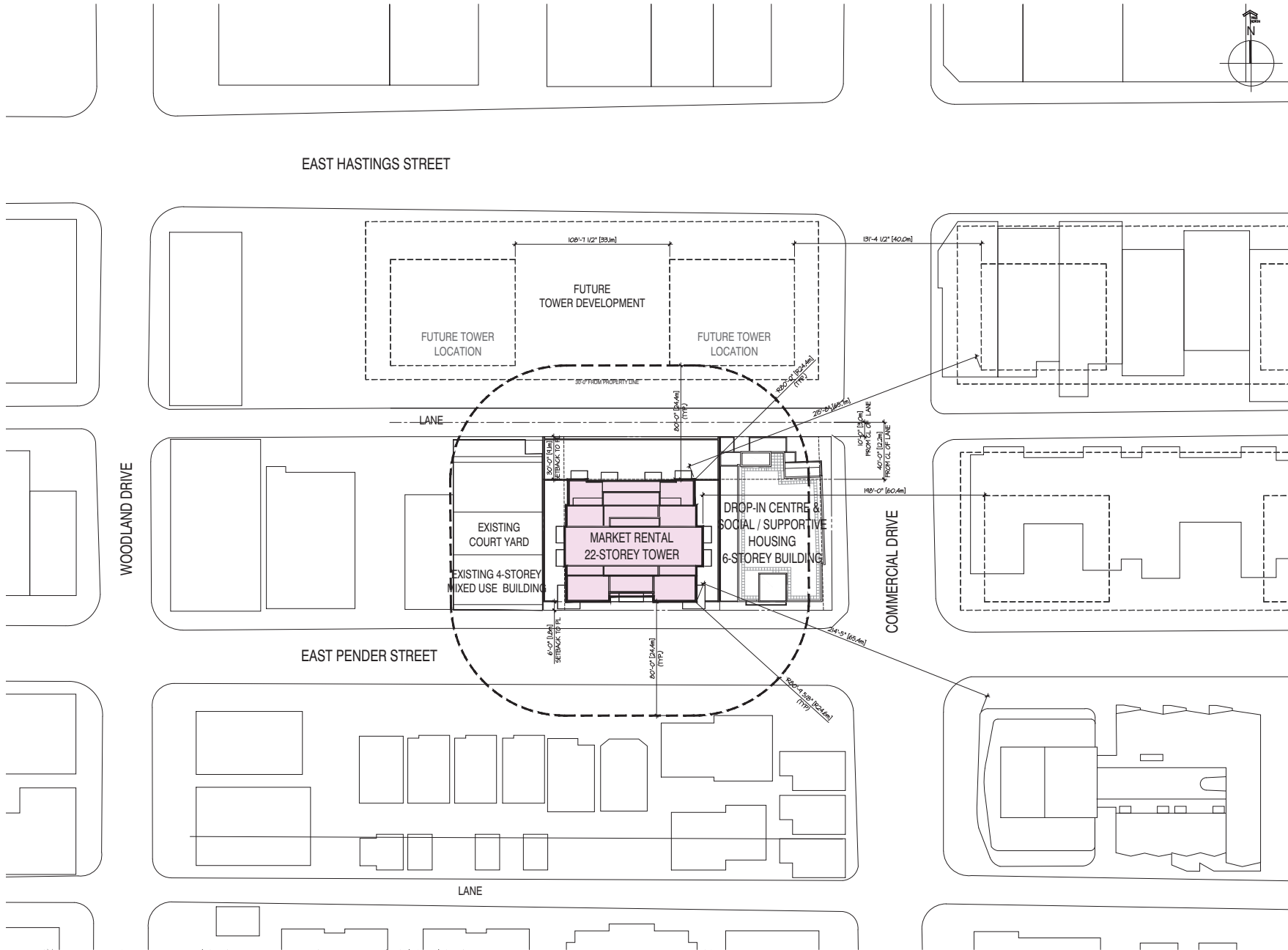
SITE PLAN

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SCALE 1/16" = 1' - 0"
DATE 2025-02-12

A1.03



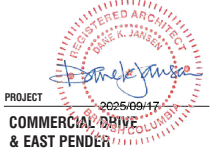
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PROJECT 2025/09/17
**COMMERCIAL DRIVE
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TOWER SEPARATION ANALYSIS

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SCALE 1/32" = 1'-0"
DATE JAN 29 2024

A1.04

MARKET RENTAL TOWER

LANE

DROP-IN CENTRE &
SOCIAL/ SUPPORTIVE HOUSING



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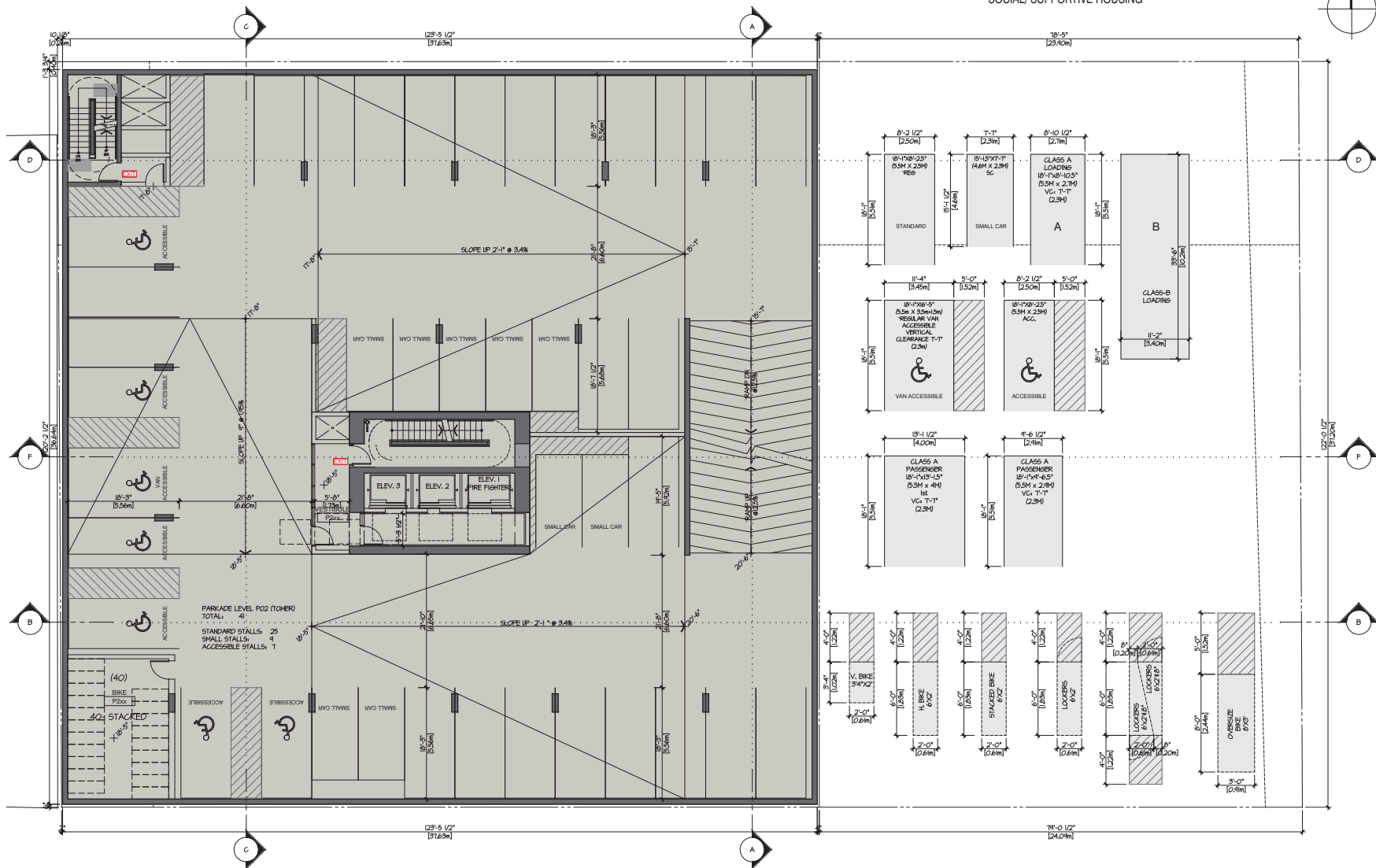
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COMMERCIAL DRIVE



PROJECT 2025-09-17
**COMMERCIAL DRIVE
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485 Commercial Drive and
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**PARKING LEVEL P02
FLOOR PLAN**

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SCALE 1/8" = 1' - 0"
DATE 2025-07-12

A2.02

MARKET RENTAL TOWER

LANE

DROP-IN CENTRE &
SOCIAL/ SUPPORTIVE HOUSING

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COMMERCIAL DRIVE



6 - HORIZONTAL
O - VERTICAL
O - STACKED
O - LOCKERS
I - OVERSIZE



PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

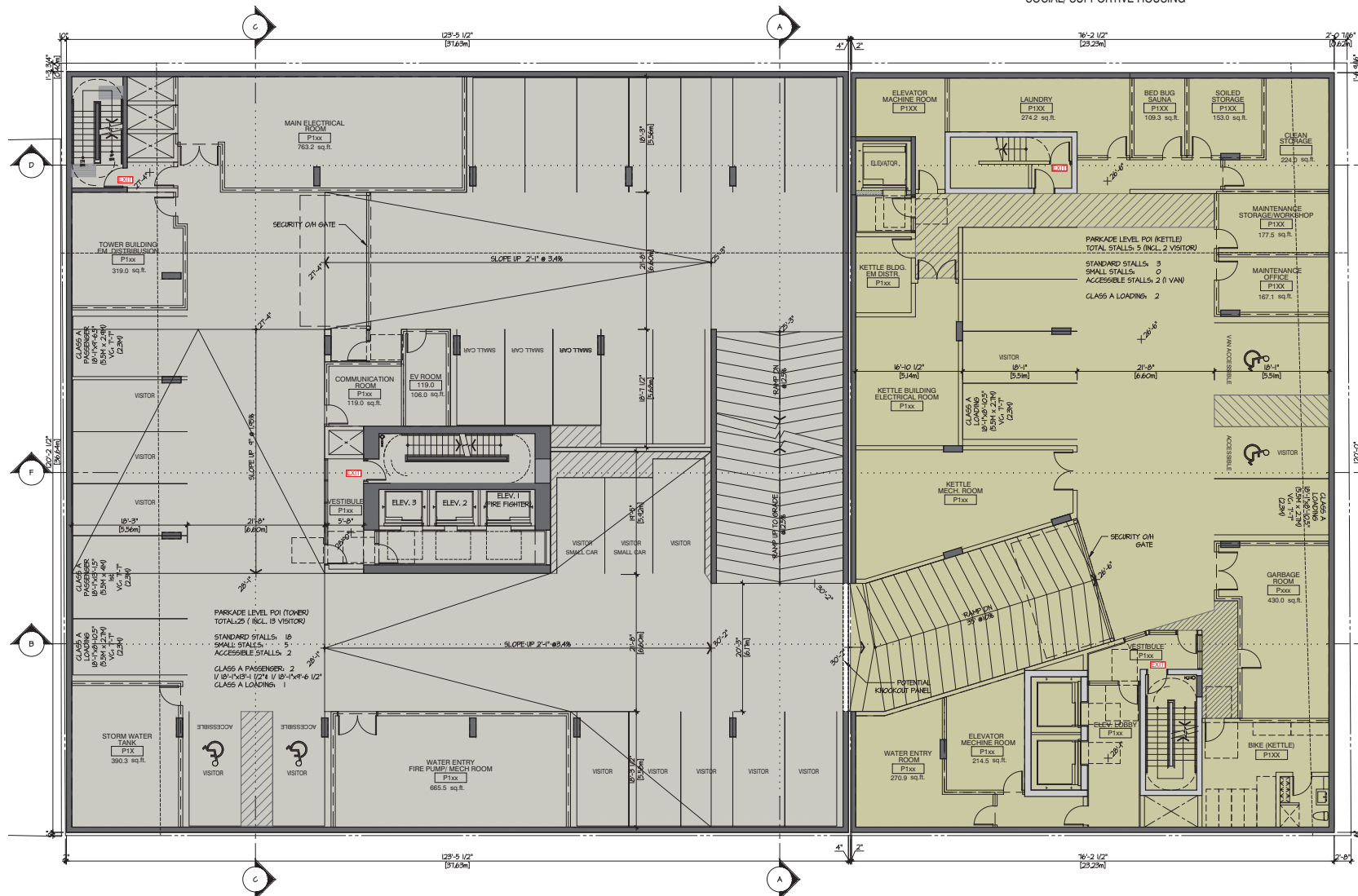
**PARKING LEVEL P01
FLOOR PLAN**

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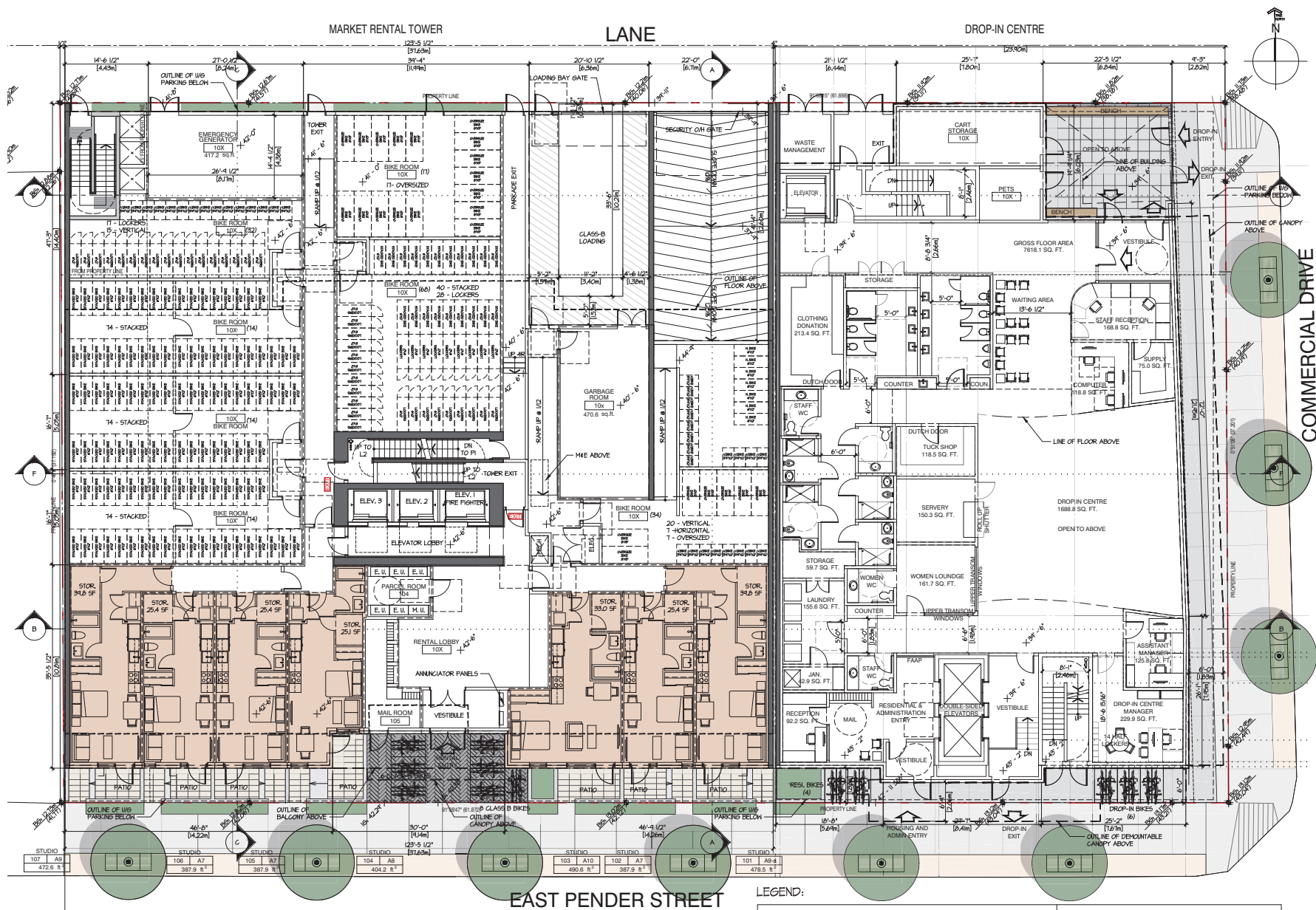
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A2.03



EAST PENDER STREET



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PROJECT 2025-09-17
**COMMERCIAL DRIVE
 & EAST PENDER**

485 Commercial Drive and
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**LEVEL 01
 FLOOR PLANS**

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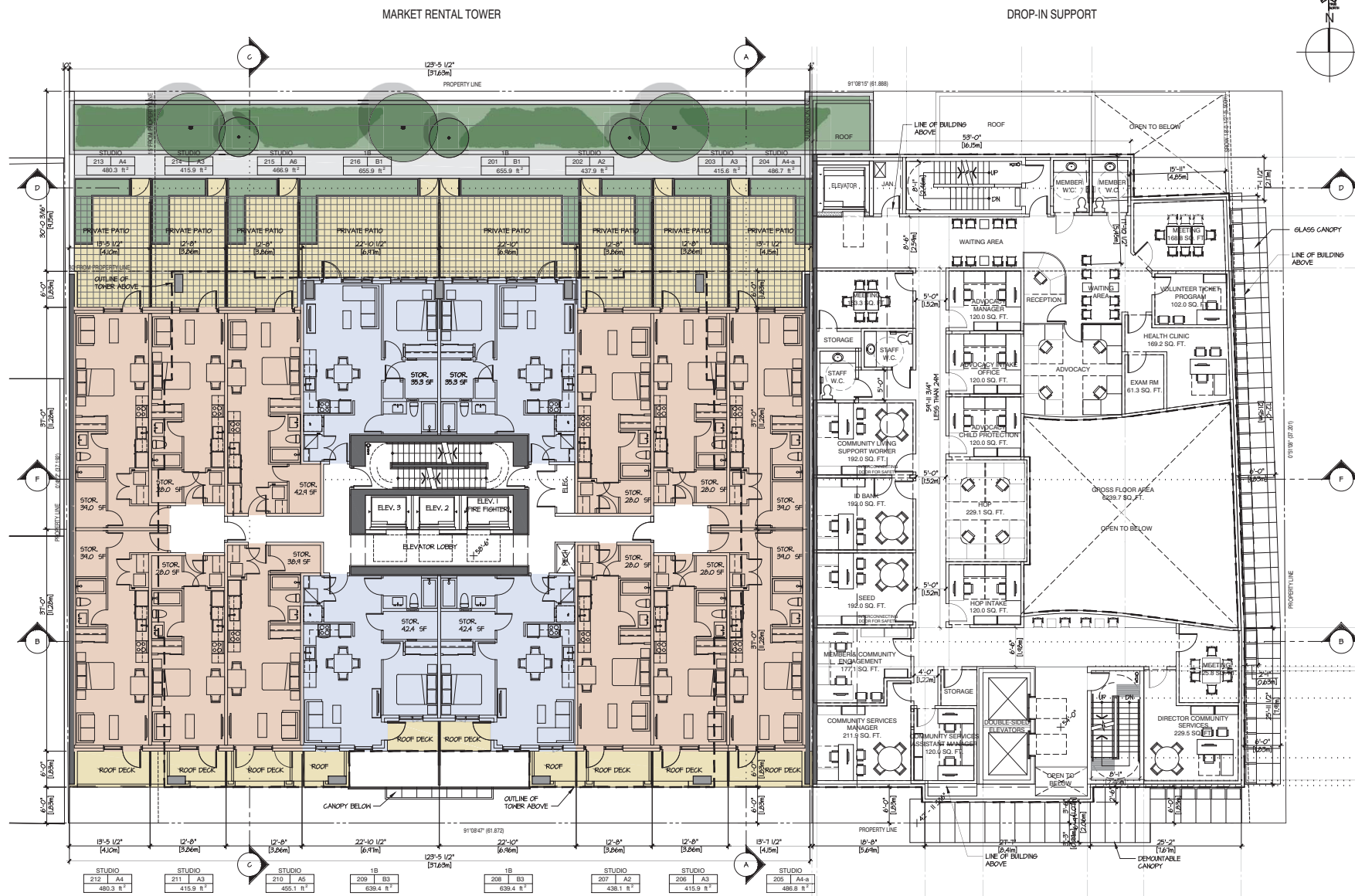
SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING			
							
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY	

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A2.04



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PROJECT 2025/09/17
**COMMERCIAL DRIVE
 & EAST PENDER**

485 Commercial Drive and
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**LEVEL 02
 FLOOR PLANS**

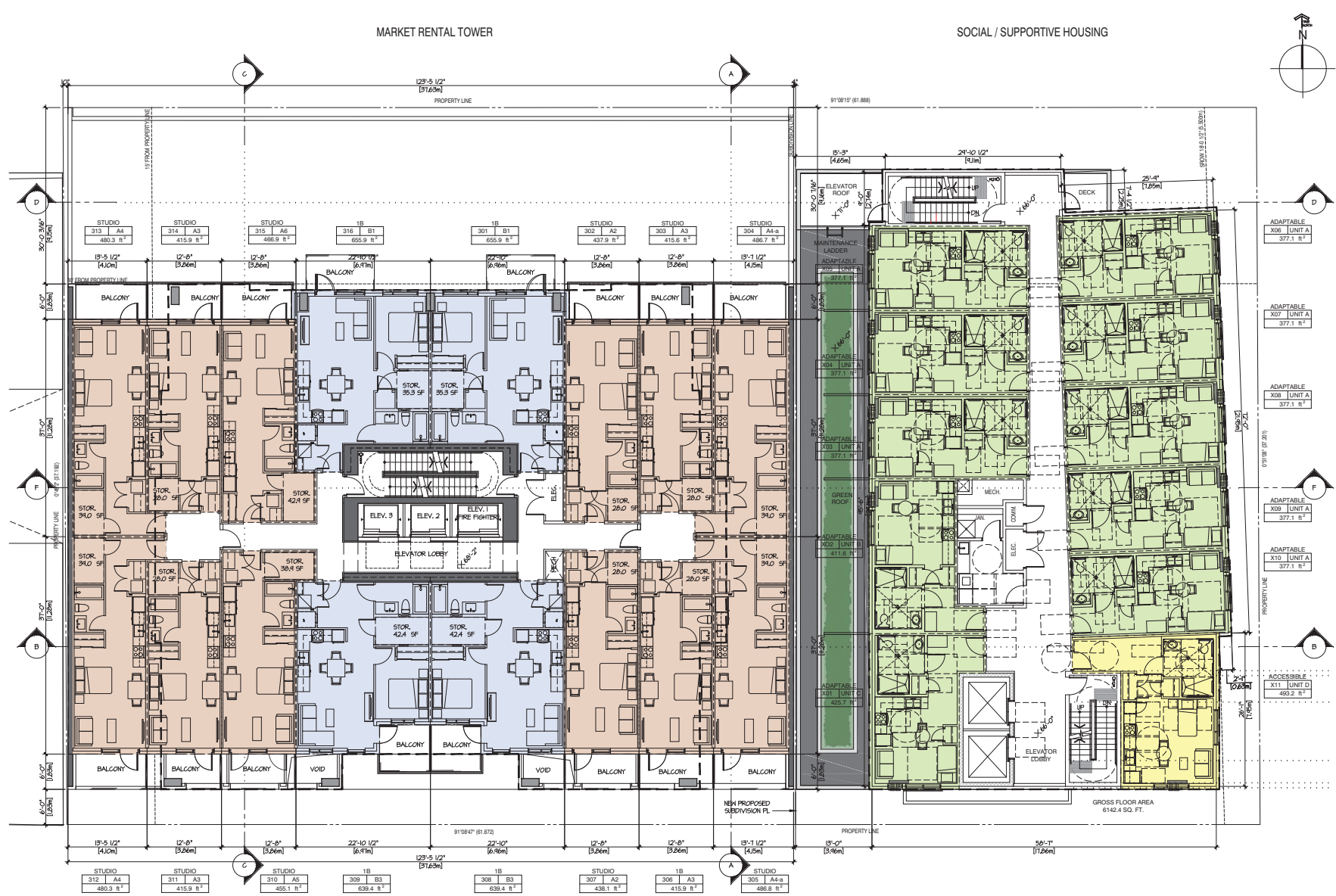
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 SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
 STUDIO	 1 BEDROOM	 2 BEDROOM	 AMENITY	 ADAPTABLE	 ACCESSIBLE	 AMENITY



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LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY

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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
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**LEVEL 03
FLOOR PLANS**

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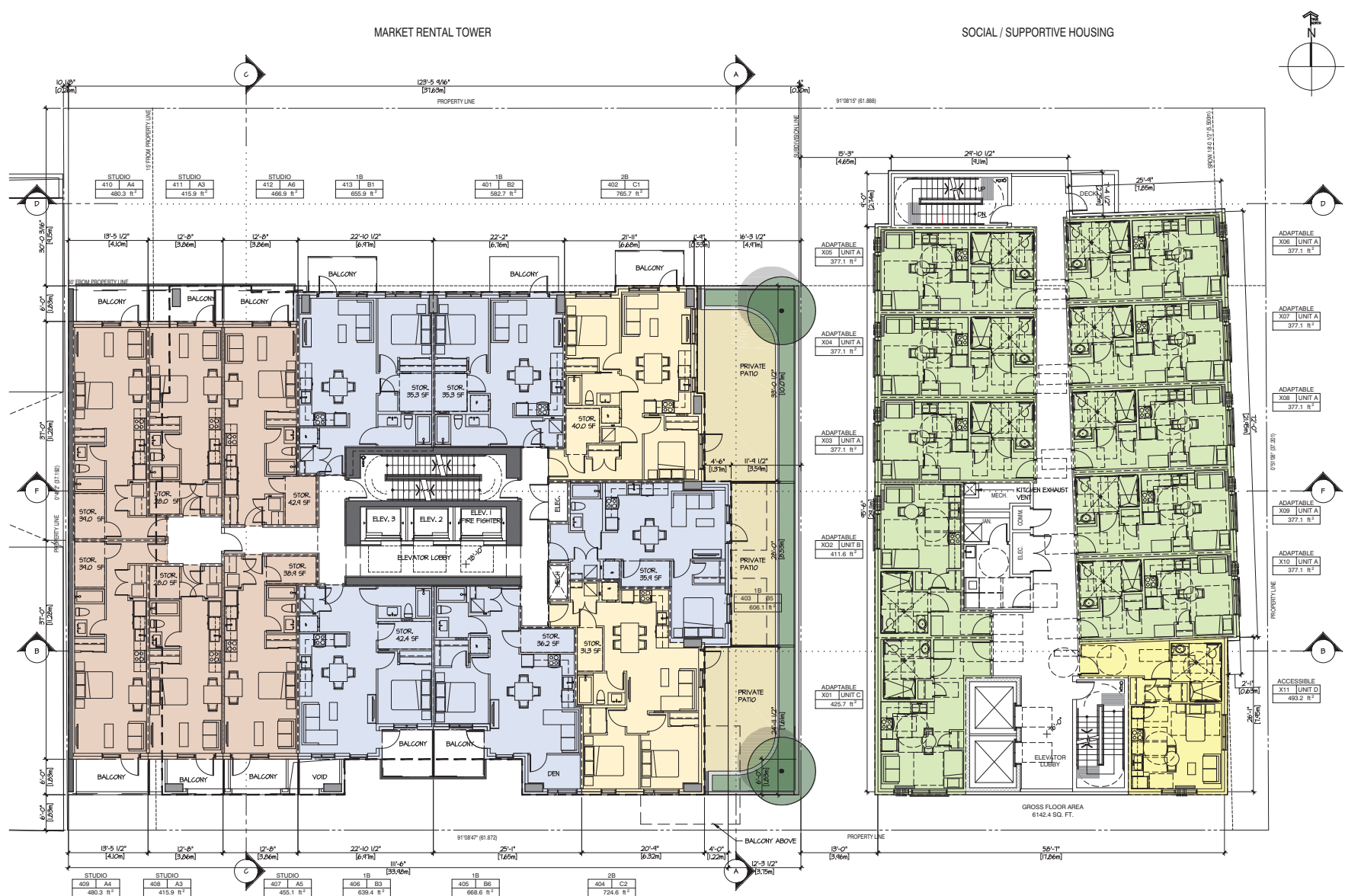
PROJECT A224595

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SCALE 1/8" = 1' - 0"

DATE 2025-02-12

A2.06



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PROJECT 2025/09/17
COMMERCIAL DRIVE & EAST PENDER
 485 Commercial Drive and
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**LEVEL 04
 FLOOR PLANS**

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PROJECT A224595
 DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

MARKET RENTAL TOWER

SOCIAL / SUPPORTIVE HOUSING

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PROJECT 2025-09-17
COMMERCIAL DRIVE & EAST PENDER

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

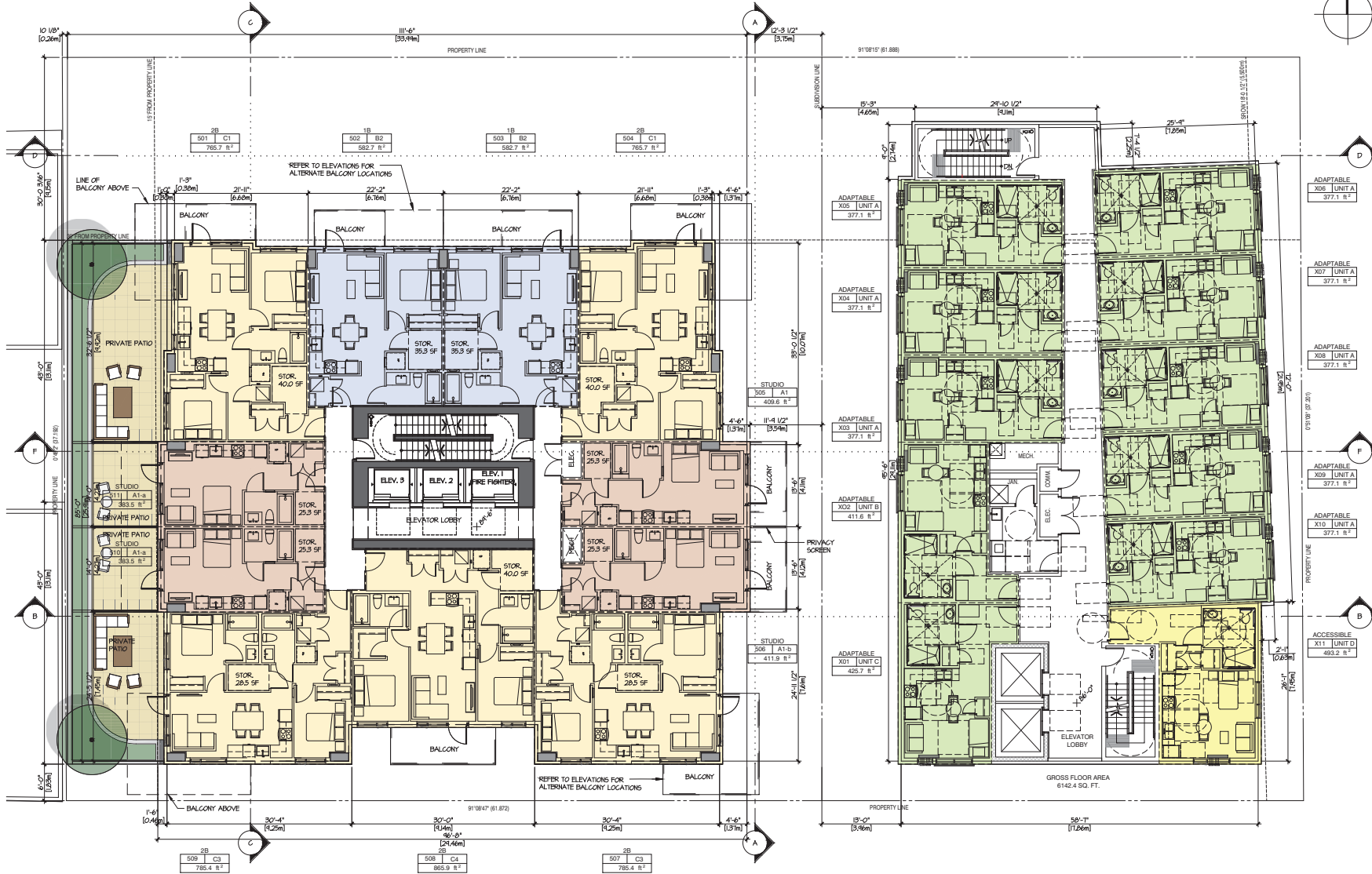
**LEVEL 05
FLOOR PLANS**

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SCALE 1/8" = 1' - 0"
DATE 2025-02-12



LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
 	 	 	 	 	 	
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY

MARKET RENTAL TOWER

SOCIAL / SUPPORTIVE HOUSING

dys architecture
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201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

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PROJECT 2025-09-17
COMMERCIAL DRIVE & EAST PENDER

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

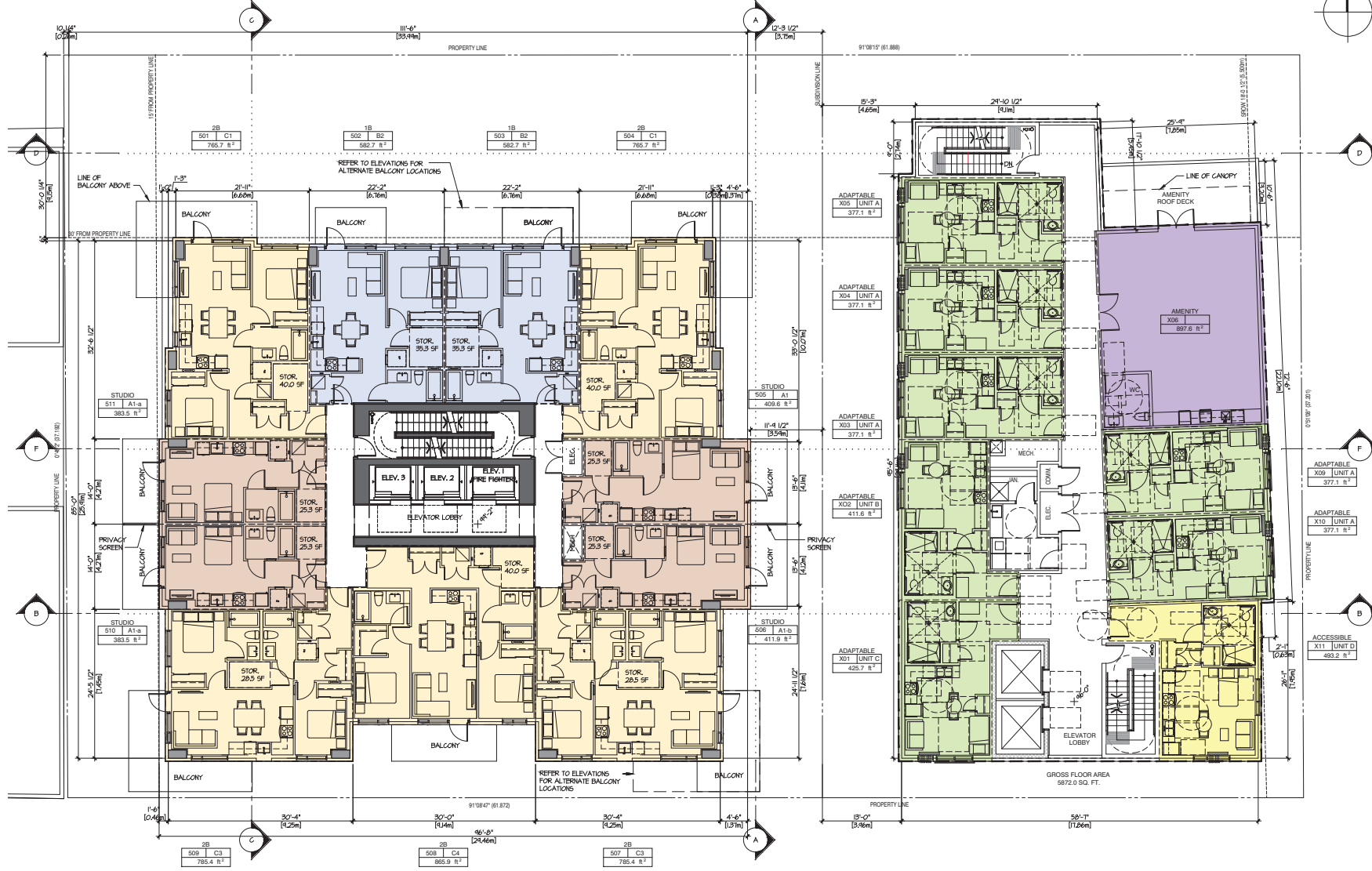
LEVEL 06 FLOOR PLANS

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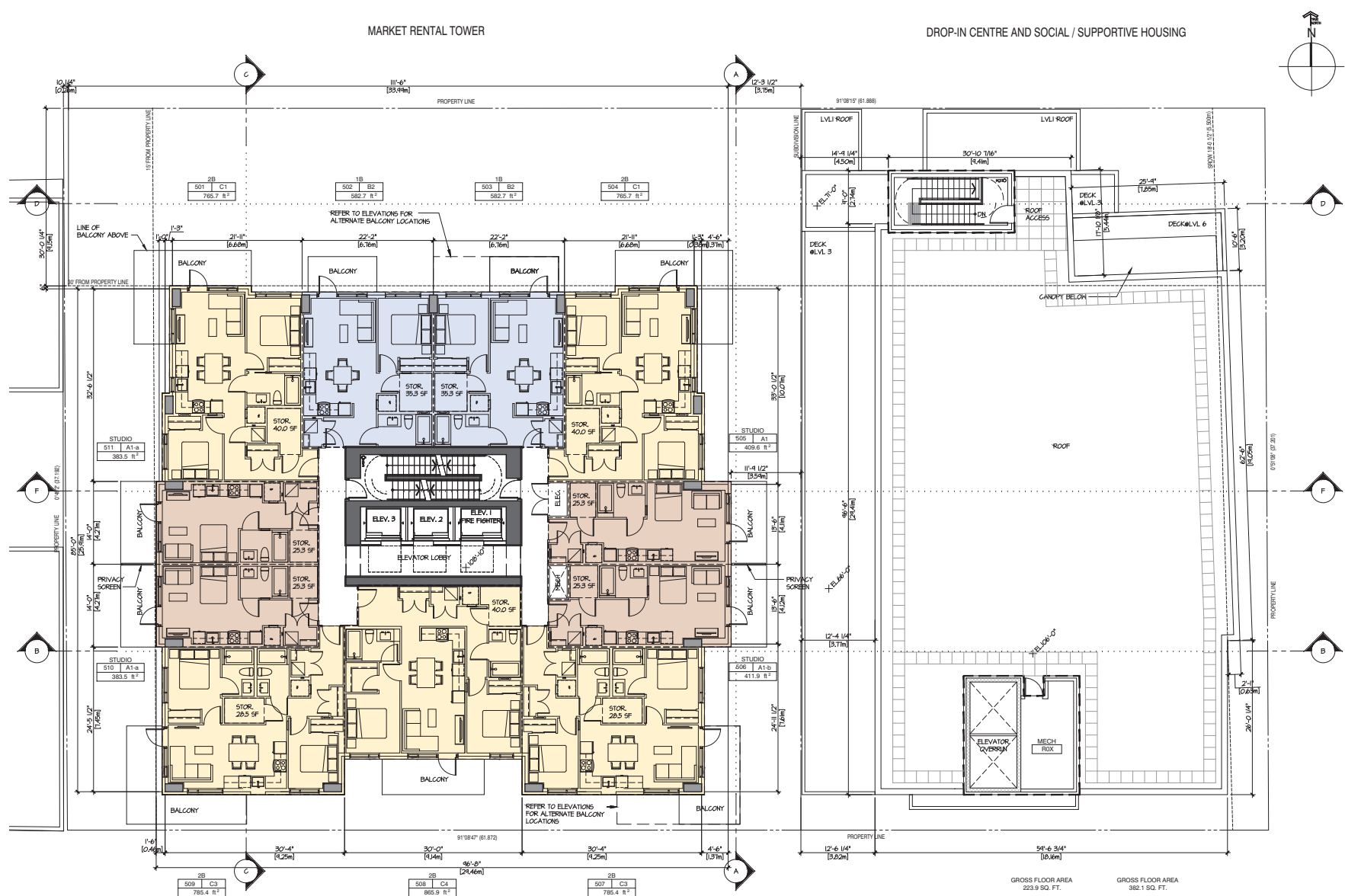
PROJECT A224595
DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
DATE 2025-02-12



LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY



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PROJECT 2025-09-17
COMMERCIAL DRIVE & EAST PENDER

485 Commercial Drive and
 1683 East Pender Street, Vancouver, BC

**TOWER LEVEL 07
 FLOOR PLAN AND
 KETTLE ROOF PLAN**

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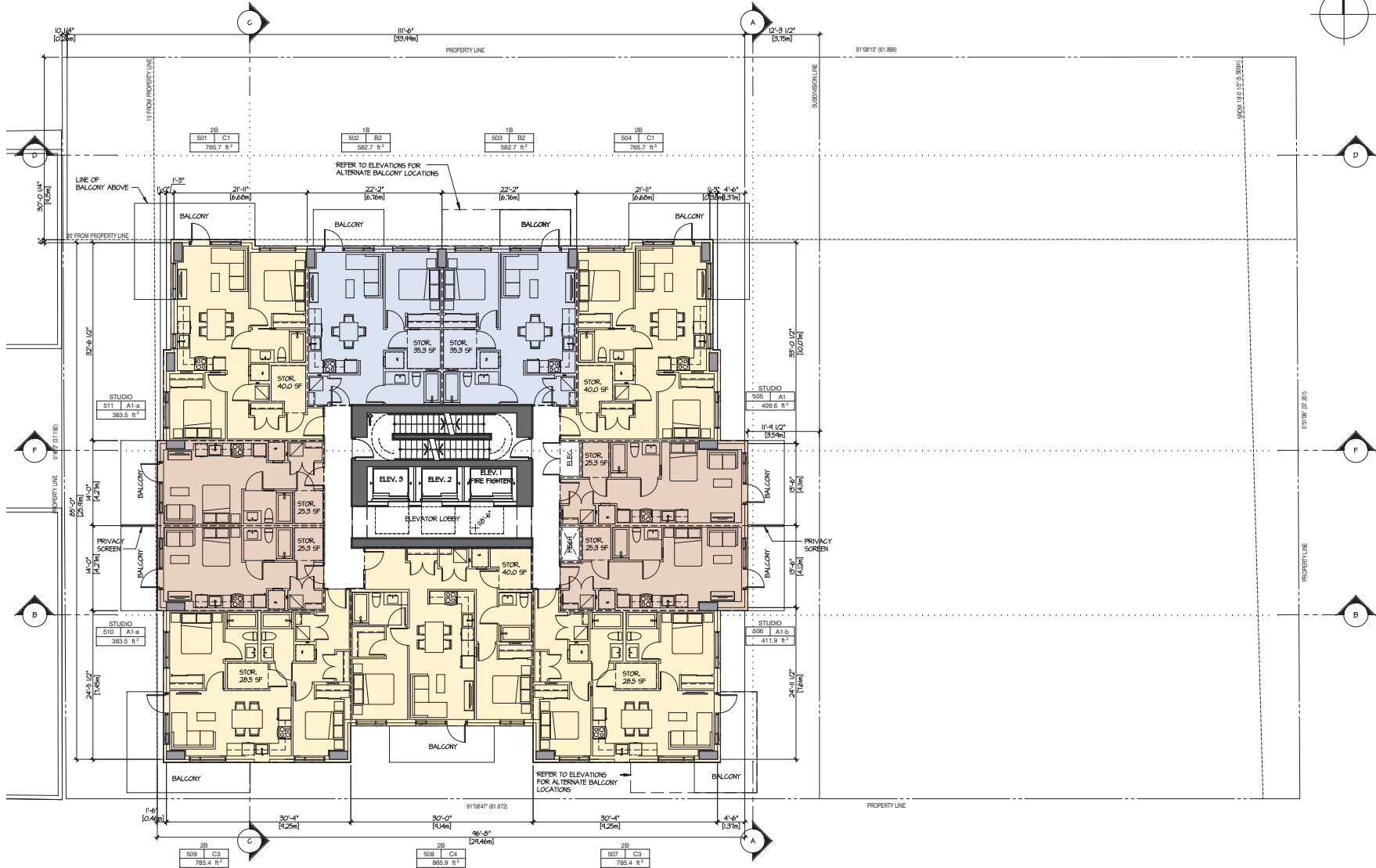
PROJECT A224595
 DRAWN TB CHECKED DJ
 SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY

A2.10

MARKET RENTAL TOWER



LEGEND:

MARKET RENTAL TOWER			
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY

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PROJECT 2025-09-17
**COMMERCIAL DRIVE
 & EAST PENDER**

485 Commercial Drive and
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**TOWER TYPICAL
 FLOOR PLAN,
 LEVELS 08-21**

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SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

A2.11

MARKET RENTAL

DROP-IN CENTRE / SOCIAL HOUSING



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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
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**TOWER LEVEL 22
FLOOR PLAN**

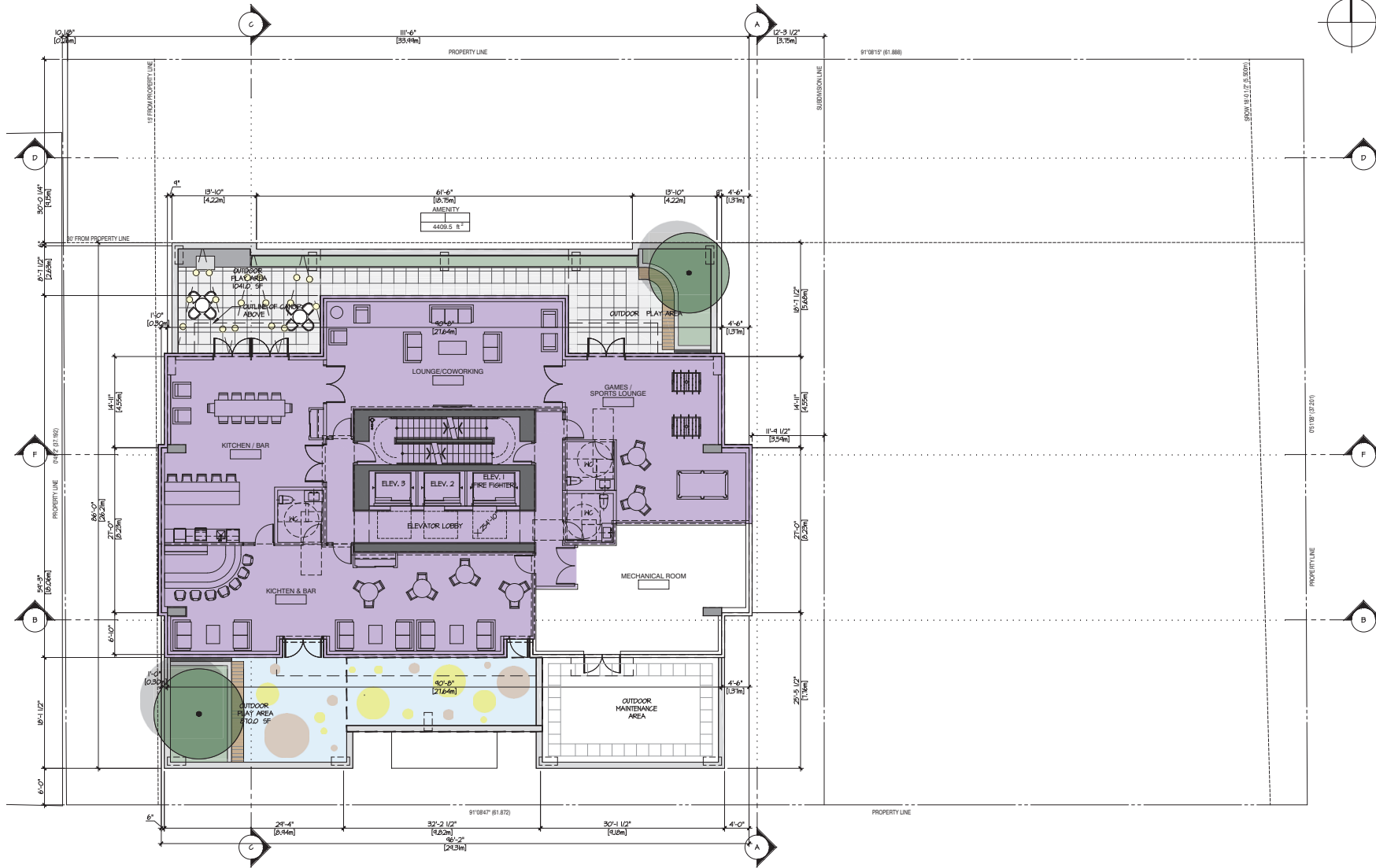
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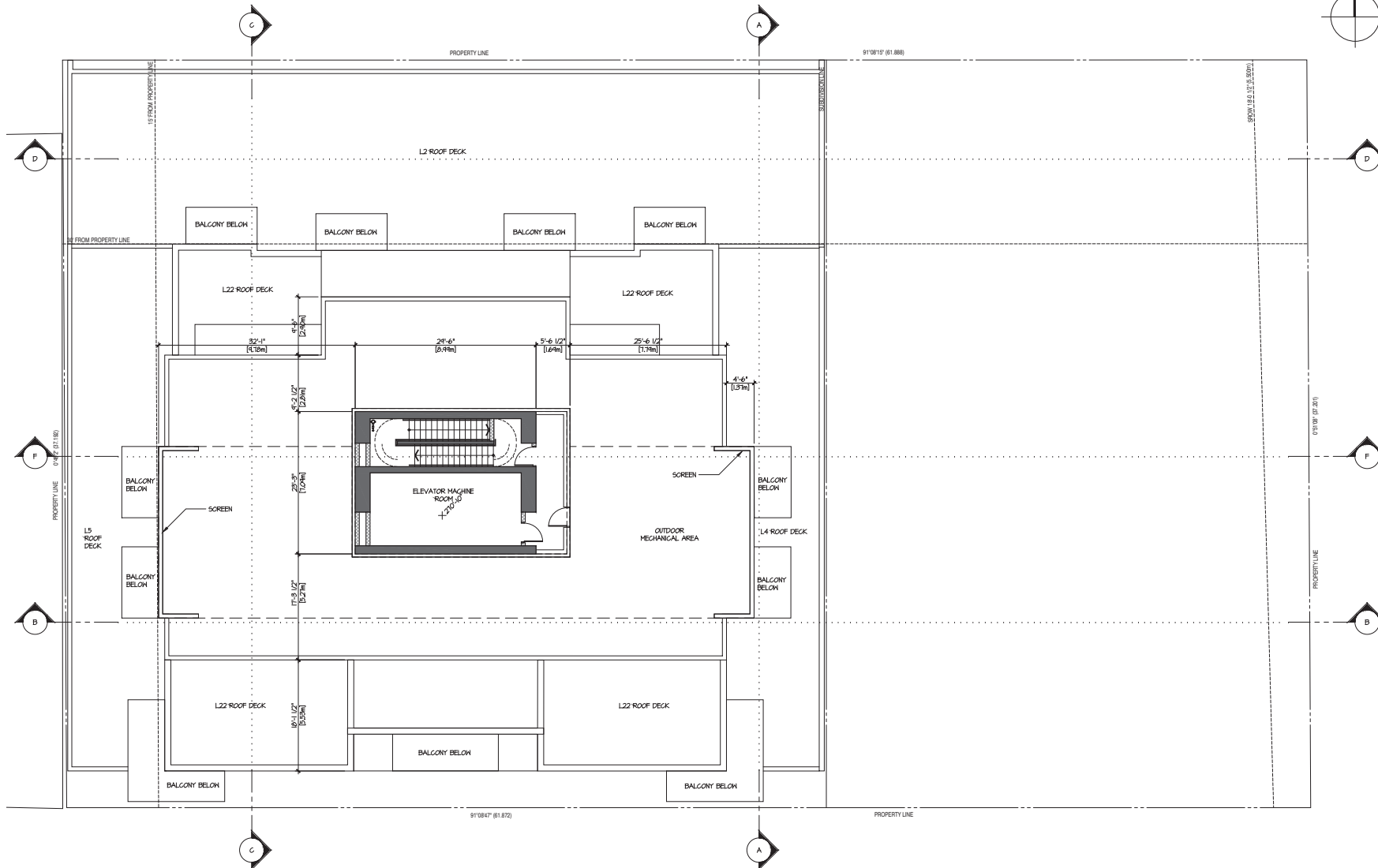
SCALE 1/8" = 1' - 0"
DATE 2025-02-12

A2.12



LEGEND:

MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY



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PROJECT 2025/09/17
**COMMERCIAL DRIVE
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**TOWER ELEVATOR
MECH. ROOM PLAN**

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PROJECT A224595

DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"

DATE 2025-02-12



A2.13

MARKET RENTAL TOWER

DROP-IN CENTRE AND SOCIAL / SUPPORTIVE HOUSING

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PROJECT 2025/09/17
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& EAST PENDER**

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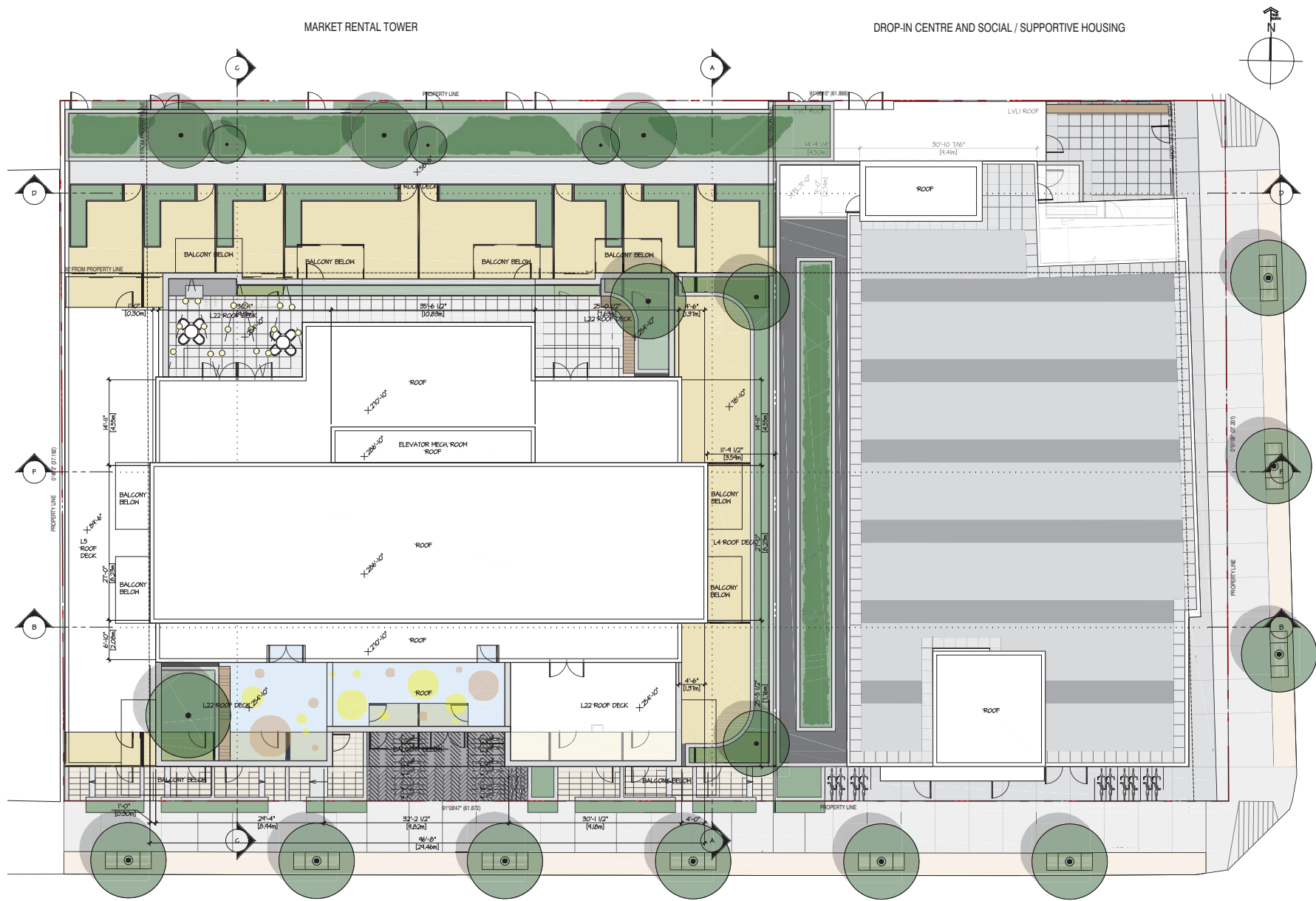
ROOF PLAN

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A2.14



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NO. | DATE | REVISION

MATERIAL LEGEND

- | | |
|----|---|
| 1 | WINDOK WALL-RAISED PANEL
COLOUR: WHITE |
| 2 | WINDOK WALL-RAISED PANEL
COLOUR: DARK GREY |
| 3 | METAL RAILING & FRAME
COLOUR: WHITE |
| 4 | METAL RAILING AND FRAME
COLOUR: DARK GREY |
| 5 | GLASS
COLOUR: TRANSLUCENT |
| 6 | GLASS
COLOUR: TRANSLUCENT
DARK GREY |
| 7 | ELASTOMERIC PAINT
COLOUR: LIGHT GREY |
| 8 | CEMENTITIOUS PANEL
COLOUR: DARK GREY |
| 9 | CEMENTITIOUS PANEL
COLOUR: LIGHT GREY |
| 10 | CEMENTITIOUS PANEL
COLOUR: TERRA COTTA |
| 11 | CEMENTITIOUS PANEL
COLOUR: CHARCOAL |
| 12 | PROFILED METAL
COLOUR: GREY |
| 13 | ALUMINUM PLANK
COLOUR: WOOD LOOK |
| 14 | ALUMINUM WINDOK
COLOUR: TINTED GLASS |
| 15 | BRICK VENEER
COLOUR: ASH |



NORTH ELEVATION



PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

NORTH ELEVATION

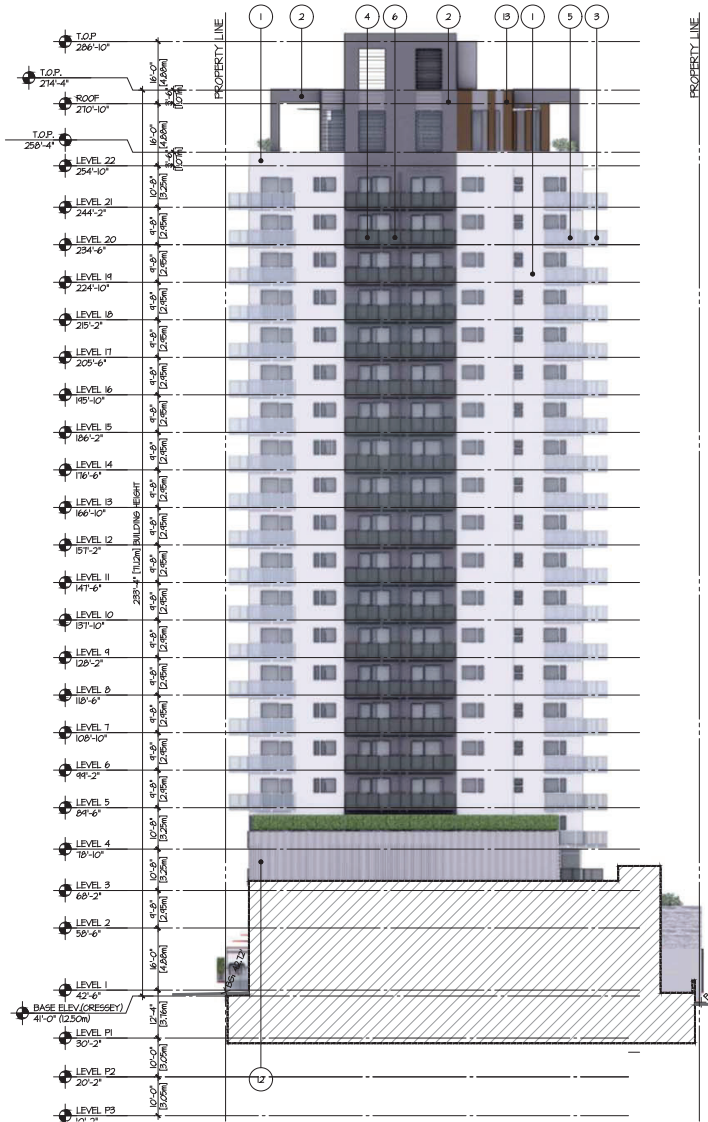
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall be in good standing without written permission of dys architecture. Payment of a fee does not constitute an agreement by dys architecture to review before proceeding with the project.

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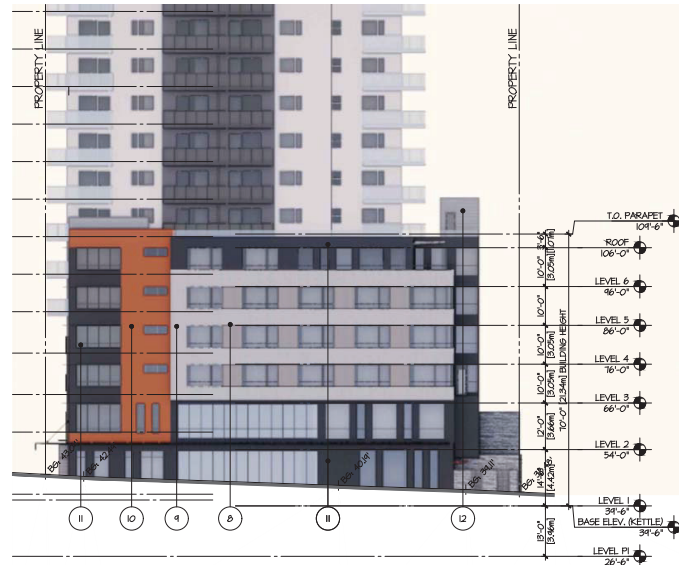
PROJECT A224595
DRAWN GL/JAL CHECKED DJ
SCALE 1/16" = 1'-0"
DATE 2025-02-12

A3.01

MARKET RENTAL TOWER



EAST ELEVATION



DROP-IN CENTRE AND
SOCIAL / SUPPORTIVE HOUSING

EAST ELEVATION

MATERIAL LEGEND

- 1 WINDOW HALL-RAISED PANEL
COLOUR: WHITE
- 2 WINDOW HALL-RAISED PANEL
COLOUR: DARK GREY
- 3 METAL RAILING & FRAME
COLOUR: WHITE
- 4 METAL RAILING & FRAME
COLOUR: DARK GREY
- 5 GLASS
COLOUR: TRANSLUCENT
- 6 GLASS
COLOUR: TRANSLUCENT
DARK GREY
- 7 ELASTOMERIC PAINT
COLOUR: LIGHT GREY
- 8 CEMENTITIOUS PANEL
COLOUR: DARK GREY
- 9 CEMENTITIOUS PANEL
COLOUR: LIGHT GREY
- 10 CEMENTITIOUS PANEL
COLOUR: TERRA COTTA
- 11 CEMENTITIOUS PANEL
COLOUR: CHARCOAL
- 12 PROFILED METAL
COLOUR: GREY
- 13 ALUMINUM PLANK
COLOUR: WOOD LOOK
- 14 ALUMINUM WINDOW
COLOUR: TINTED GLASS
- 15 BRICK VENEER
COLOUR: ASH

dys architecture

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**COMMERCIAL DRIVE
& EAST PENDER**

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EAST ELEVATIONS

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SCALE 1/16" = 1'-0"
DATE 2025-02-12

A3.02

CLIENT



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1 | 2025-08-15 | ISSUED FOR REZONING

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MATERIAL LEGEND

- 1 WINDOW HALL RAISED PANEL
COLOUR: WHITE
- 2 WINDOW HALL RAISED PANEL
COLOUR: DARK GREY
- 3 METAL RAILING 4 FRAME
COLOUR: WHITE
- 4 METAL RAILING AND FRAME
COLOUR: DARK GREY
- 5 GLASS
COLOUR: TRANSLUCENT
- 6 GLASS
COLOUR: TRANSLUCENT
DARK GREY
- 7 ELASTOMERIC PAINT
COLOUR: LIGHT GREY
- 8 CEMENTITIOUS PANEL
COLOUR: DARK GREY
- 9 CEMENTITIOUS PANEL
COLOUR: LIGHT GREY
- 10 CEMENTITIOUS PANEL
COLOUR: TERRA COTTA
- 11 CEMENTITIOUS PANEL
COLOUR: CARBONAL
- 12 PROFILED METAL
COLOUR: GREY
- 13 ALUMINUM PLANK
COLOUR: WOOD LOOK
- 14 ALUMINUM WINDOW
COLOUR: TINTED GLASS
- 15 BRICK VENEER
COLOUR: ASH



SOUTH ELEVATION



PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

SOUTH ELEVATION

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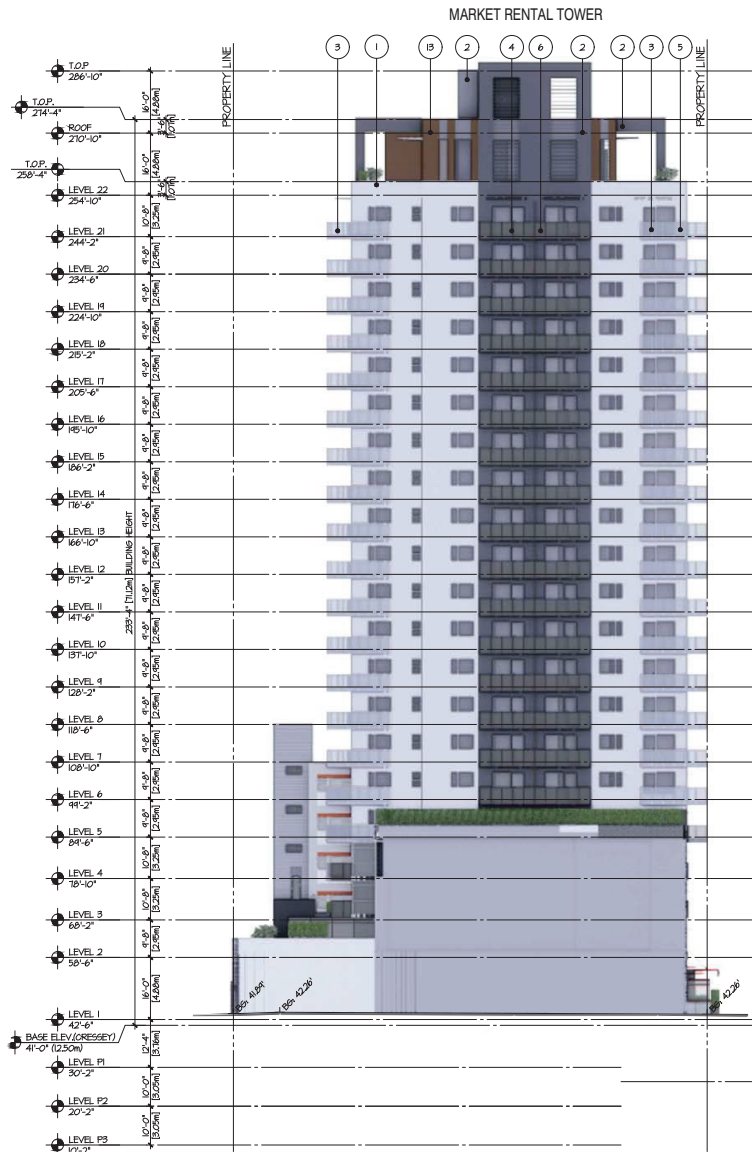
PROJECT A224595

DRAWN GL/JAL CHECKED DJ

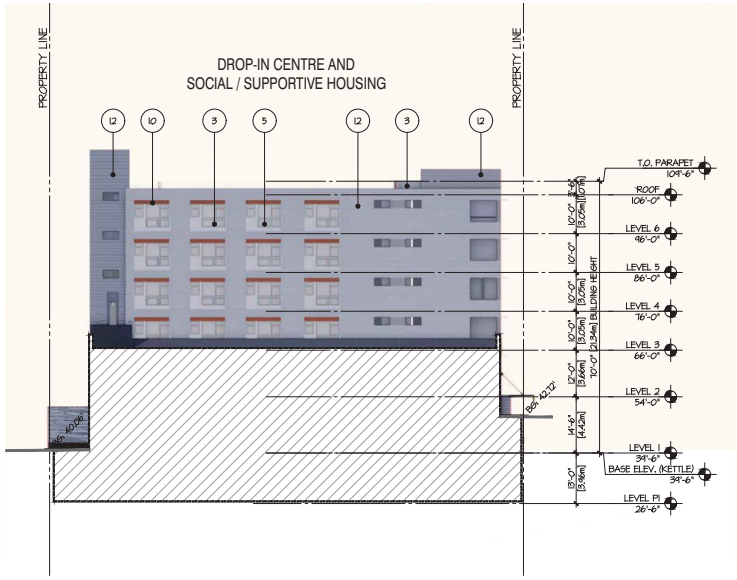
SCALE 1/16" = 1' - 0"

DATE 2025-02-12

A3.03



WEST ELEVATION



WEST ELEVATION

MATERIAL LEGEND

- 1 HINDON WALL RAISED PANEL
COLOUR: WHITE
- 2 HINDON WALL RAISED PANEL
COLOUR: DARK GREY
- 3 METAL SAILING 4 FRAME
COLOUR: WHITE
- 4 METAL SAILING AND FRAME
COLOUR: DARK GREY
- 5 GLASS
COLOUR: TRANSLUCENT
- 6 GLASS
COLOUR: TRANSLUCENT
DARK GREY
- 7 ELASTOMERIC PAINT
COLOUR: LIGHT GREY
- 8 CEMENTITIOUS PANEL
COLOUR: DARK GREY
- 9 CEMENTITIOUS PANEL
COLOUR: LIGHT GREY
- 10 CEMENTITIOUS PANEL
COLOUR: TERRA COTTA
- 11 CEMENTITIOUS PANEL
COLOUR: CHARCOAL
- 12 PROFILED METAL
COLOUR: GREY
- 13 ALUMINUM PLANK
COLOUR: WOOD LOOK
- 14 ALUMINUM HINDON
COLOUR: TINTED GLASS
- 15 BRICK VENEER
COLOUR: ASH

dys architecture

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WEST ELEVATIONS

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PROJECT A224595
DRAWN GL/JAL CHECKED DJ
SCALE 1/16" = 1' - 0"
DATE 2025-02-12

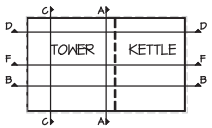
A3.04

CLIENT



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PROJECT 2025-09-17
COMMERCIAL DRIVE & EAST PENDER

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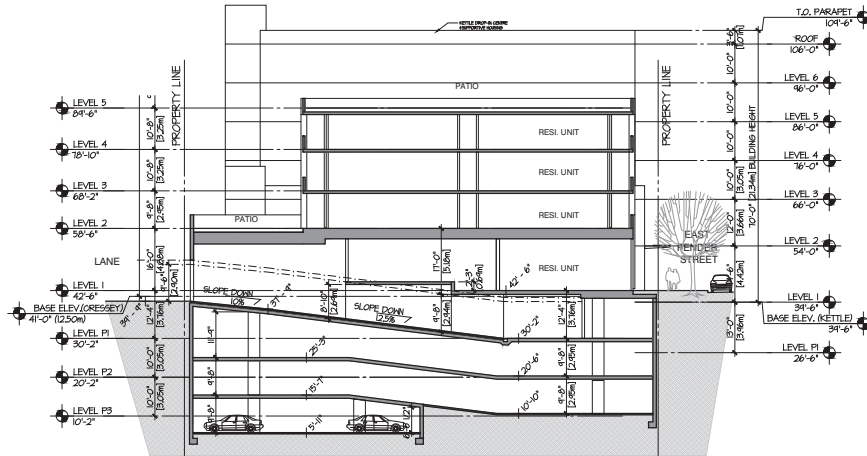
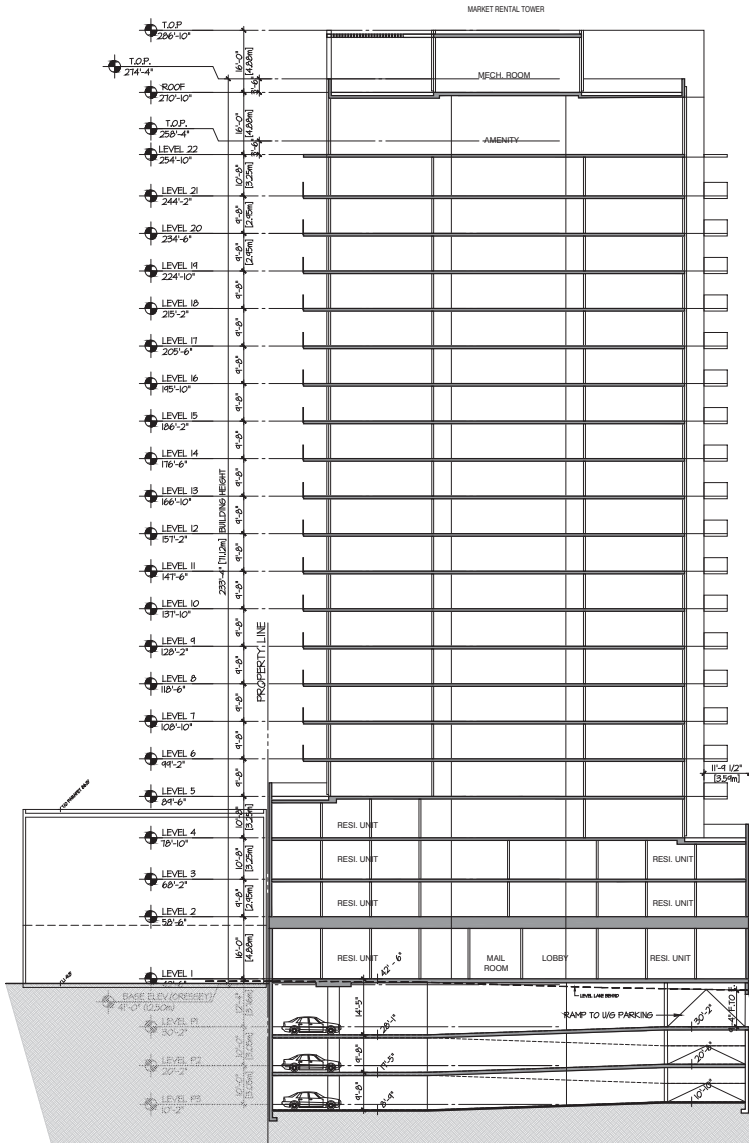
BUILDING SECTIONS SECTION A & B

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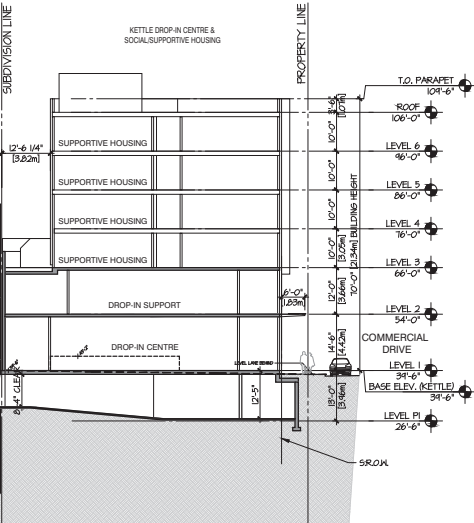
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PROJECT A224595
DRAWN FX CHECKED DJ
SCALE 1/16"=1'-0"
DATE 2025-07-12

A4.01



1 SECTION A
1/16"=1'-0"



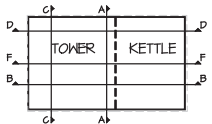
2 SECTION B
1/16"=1'-0"

CLIENT



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PROJECT 2025-09-17
**COMMERCIAL DRIVE
 & EAST PENDER**

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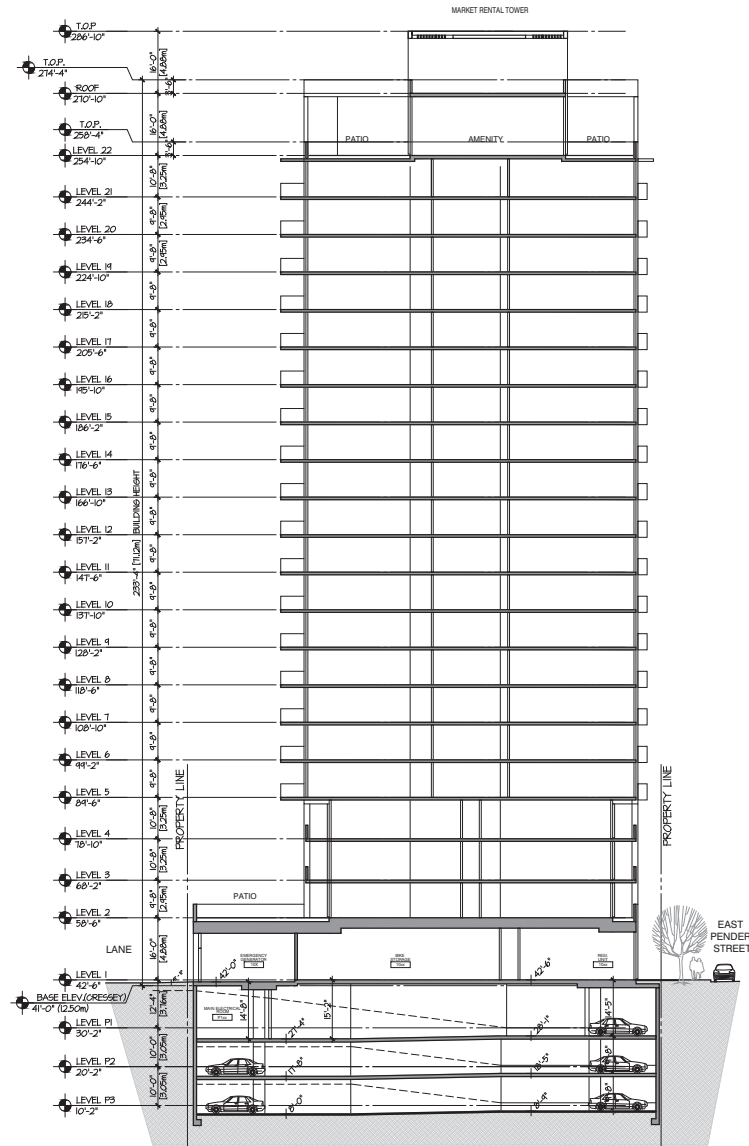
BUILDING SECTIONS SECTION C

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PROJECT A224595
 DRAWN FX CHECKED DJ
 SCALE AS NOTED
 DATE 2025-07-12

A4.02



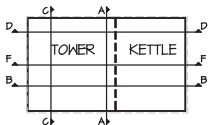
SECTION C
 1/16\"/>

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PROJECT 2025/09/17
**COMMERCIAL DRIVE
& EAST PENDER**

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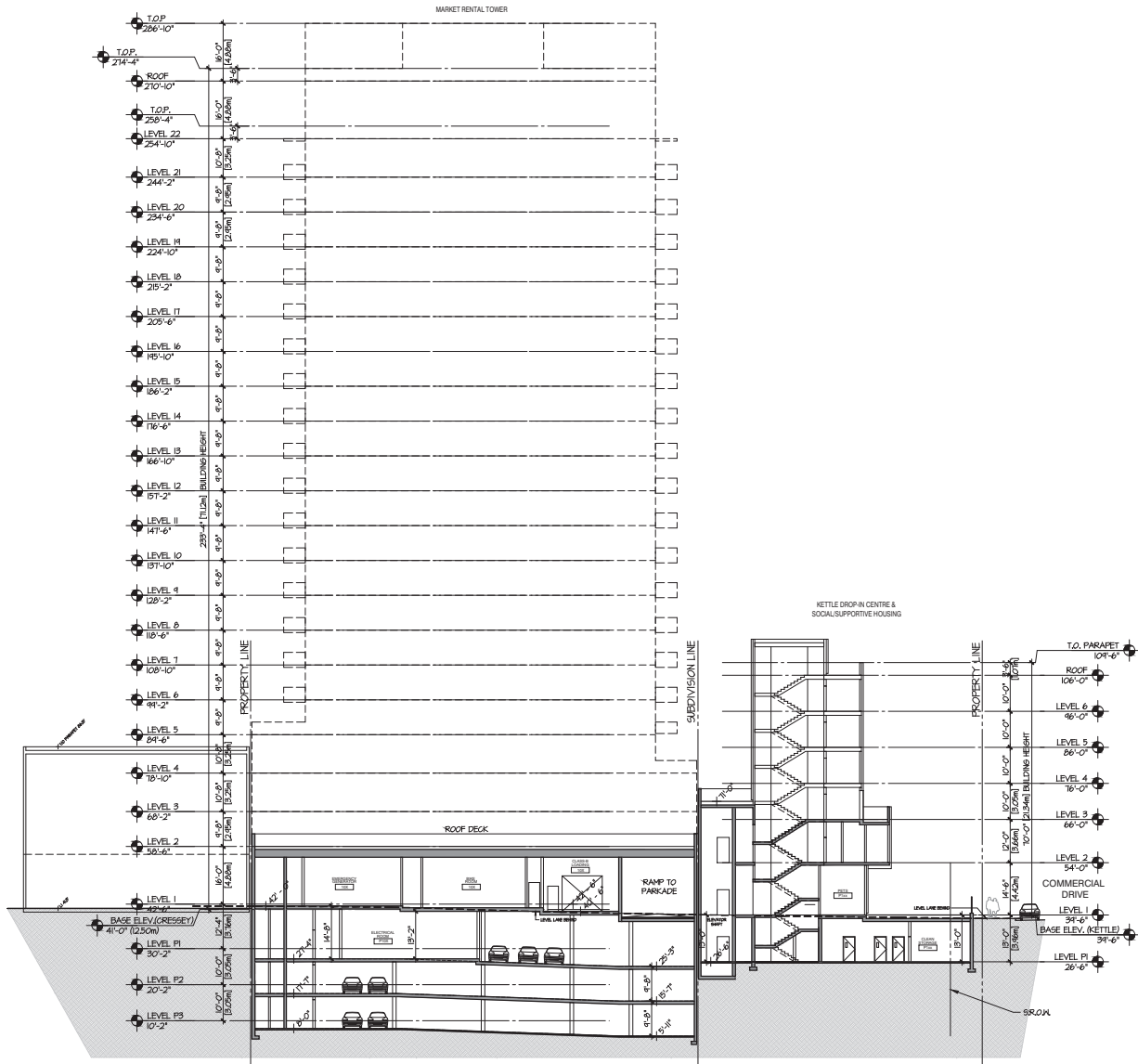
BUILDING SECTIONS SECTION D

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PROJECT A224595
DRAWN FX CHECKED DJ
SCALE AS NOTED
DATE 2025-07-12

A4.03



1 SECTION D
1/16"=1'-0"

MARKET RENTAL TOWER

LANE

DROP-IN CENTRE &
SOCIAL/ SUPPORTIVE HOUSING

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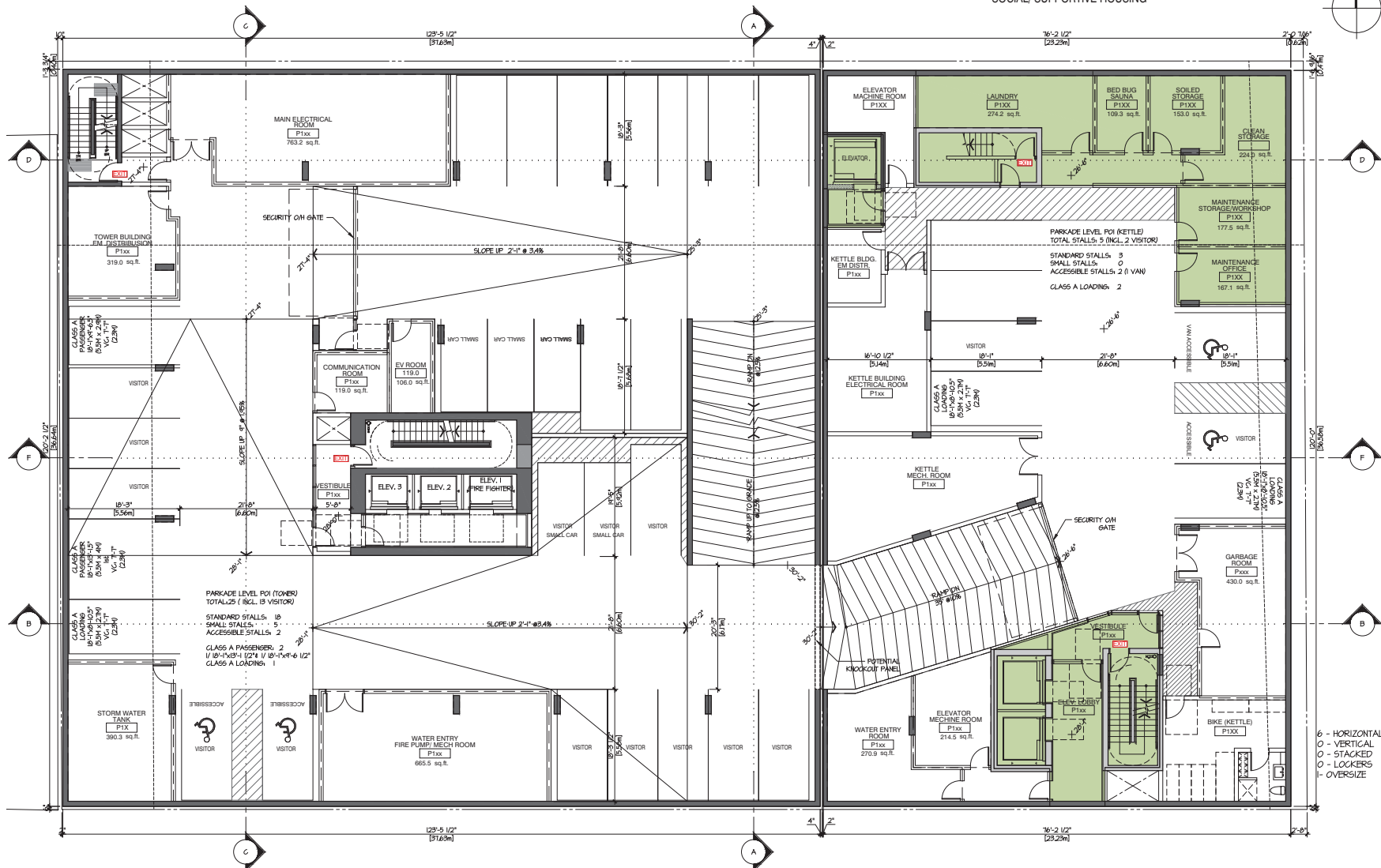
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COMMERCIAL DRIVE



LEGEND: KETTLE

FSR AREA
2336.50 SQ. FT.

EAST PENDER STREET

PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

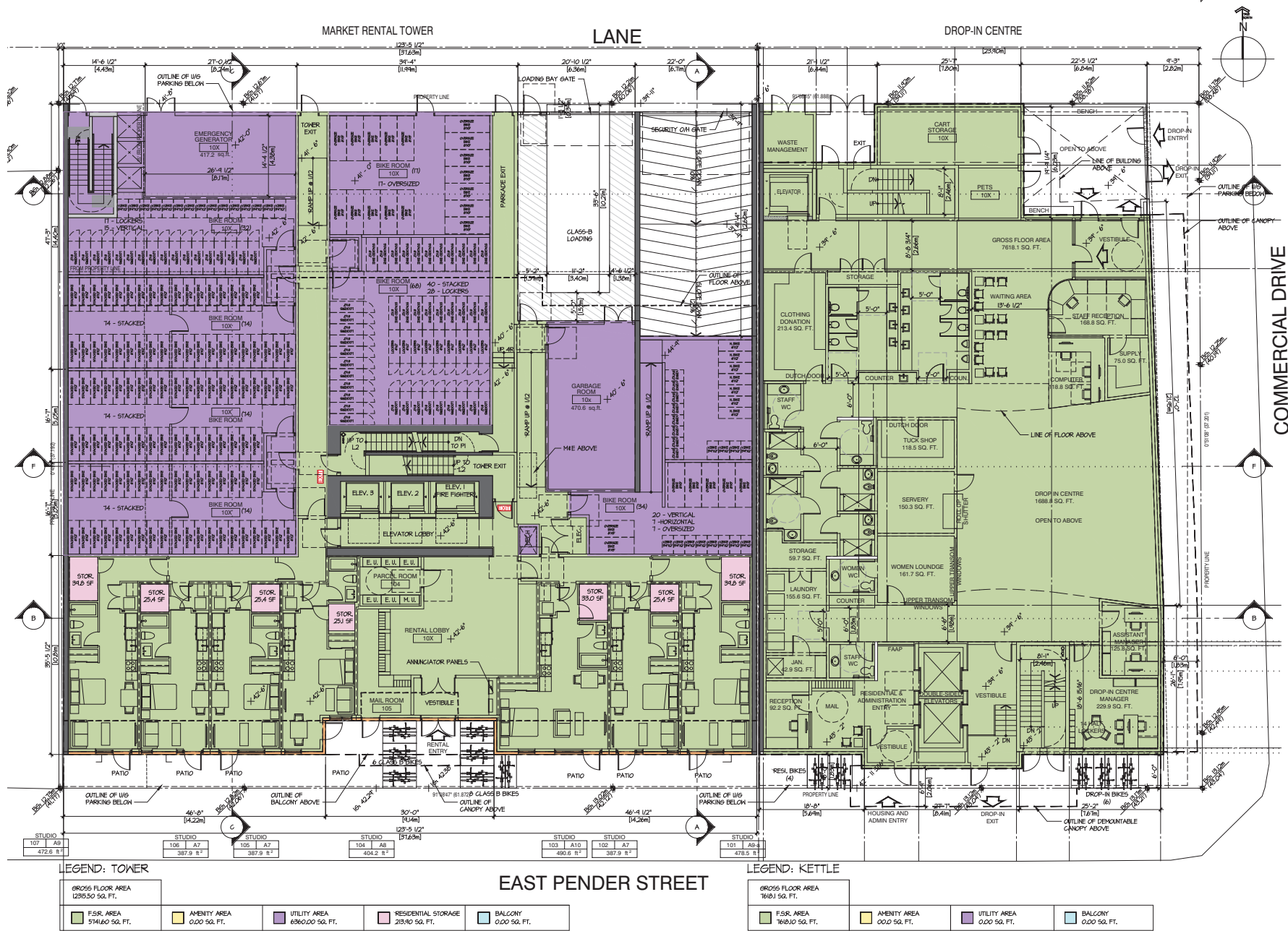
**AREA OVERLAY
PARKING LEVEL P01
FLOOR PLAN**

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PROJECT A224595
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DATE 2025-07-12

A2.03a



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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

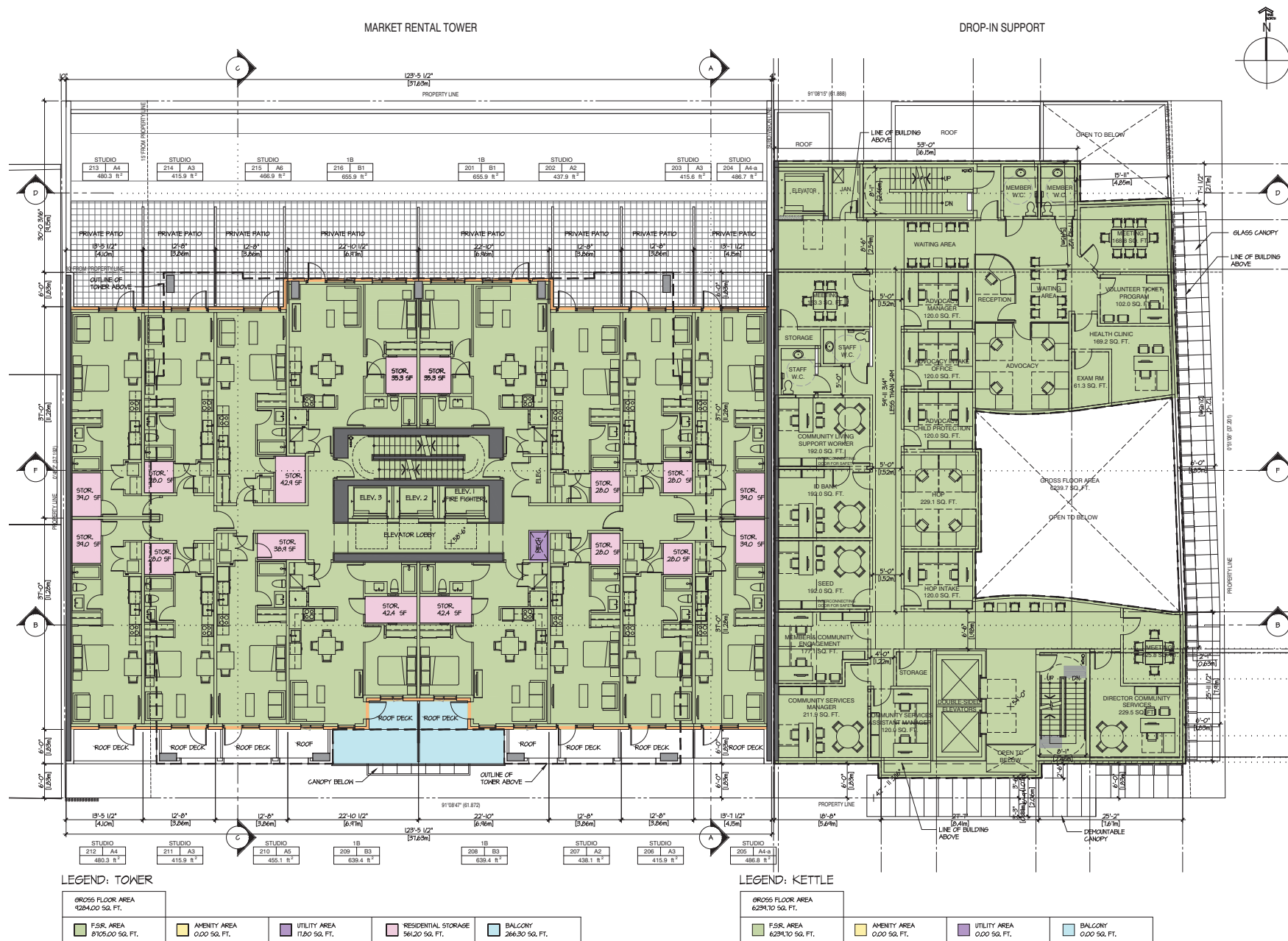
485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

**AREA OVERLAY
LEVEL 01
FLOOR PLANS**

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Written dimensions shall have precedence over scaled dimensions. Dimensions shall be given in feet and inches. All dimensions and conditions on the site and any restrictions shall be observed in the construction of the building. The client is responsible for the accuracy of the information provided and for the use of the drawing.

A2.04a



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PROJECT 2025/09/17
**COMMERCIAL DRIVE
 & EAST PENDER**

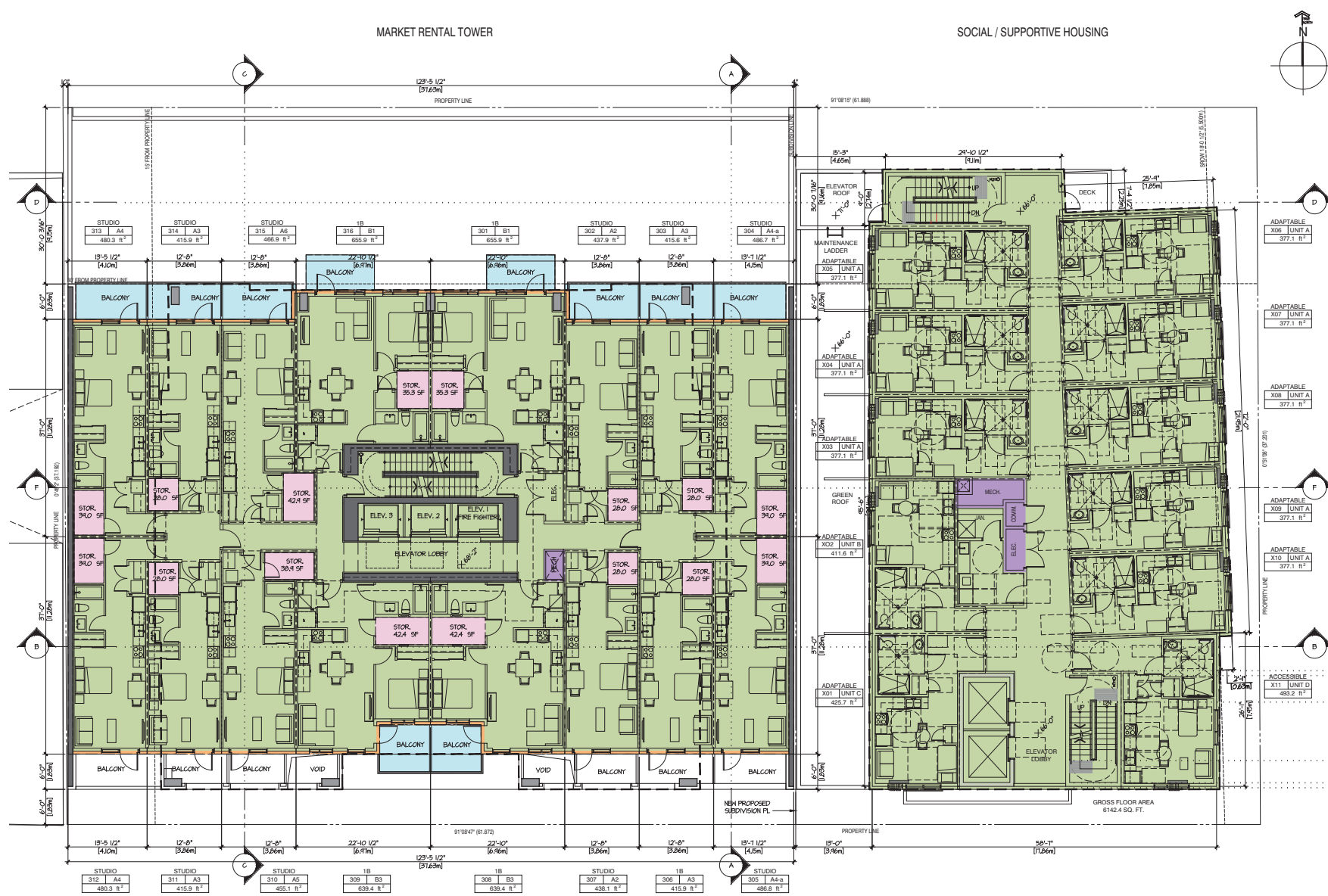
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**AREA OVERLAY
 LEVEL 02
 FLOOR PLANS**

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Project A224595
 DRAWN TB CHECKED DJ
 SCALE 1/8" = 1' - 0"
 DATE 2025-02-12

A2.05a



MARKET RENTAL TOWER

SOCIAL / SUPPORTIVE HOUSING

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PROJECT 2025/09/17
**COMMERCIAL DRIVE
& EAST PENDER**

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**AREA OVERLAY
LEVEL 04
FLOOR PLANS**

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DATE 2025-02-12



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A2.07a

MARKET RENTAL TOWER

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NO. | DATE | REVISION

PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

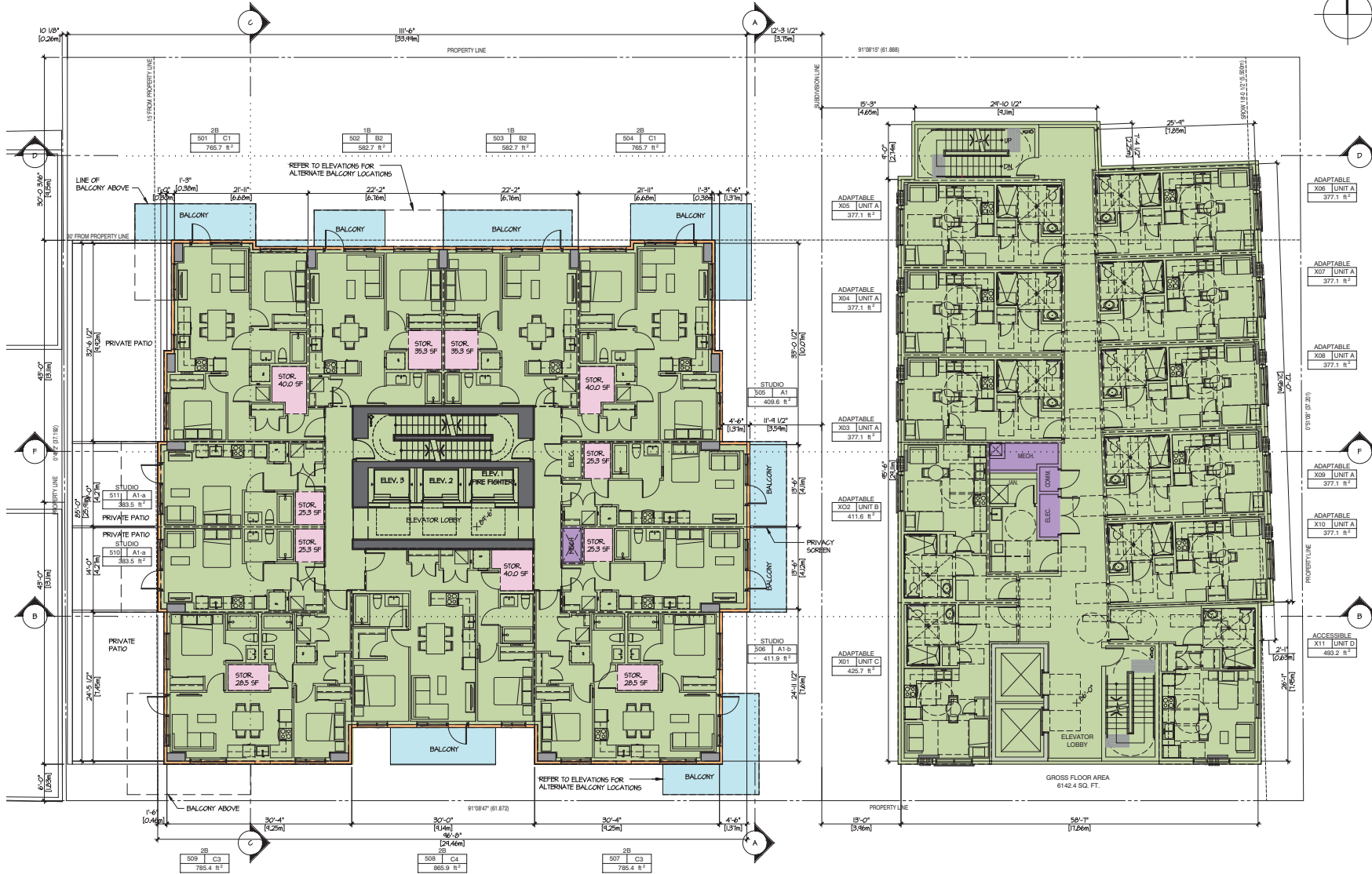
AREA OVERLAY LEVEL 05 FLOOR PLANS

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PROJECT A224595
DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
DATE 2025-02-12



LEGEND: TOWER

08055 FLOOR AREA 785.0 SQ. FT.	08055 FLOOR AREA 785.0 SQ. FT.
F.S.R. AREA 1380.40 SQ. FT.	AMENITY AREA 20.00 SQ. FT.
UTILITY AREA 20.00 SQ. FT.	RESIDENTIAL STORAGE 348.50 SQ. FT.
BALCONY 45.0 SQ. FT.	

LEGEND: KETTLE

08055 FLOOR AREA 642.40 SQ. FT.	08055 FLOOR AREA 642.40 SQ. FT.
F.S.R. AREA 6046.40 SQ. FT.	AMENITY AREA 0.00 SQ. FT.
UTILITY AREA 14.00 SQ. FT.	BALCONY 0.00 SQ. FT.

PLOT STAMP: 2025-Sep-16 @10:32am - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp05.dwg - A2.08a

A2.08a

MARKET RENTAL TOWER

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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
1683 East Pender Street, Vancouver, BC

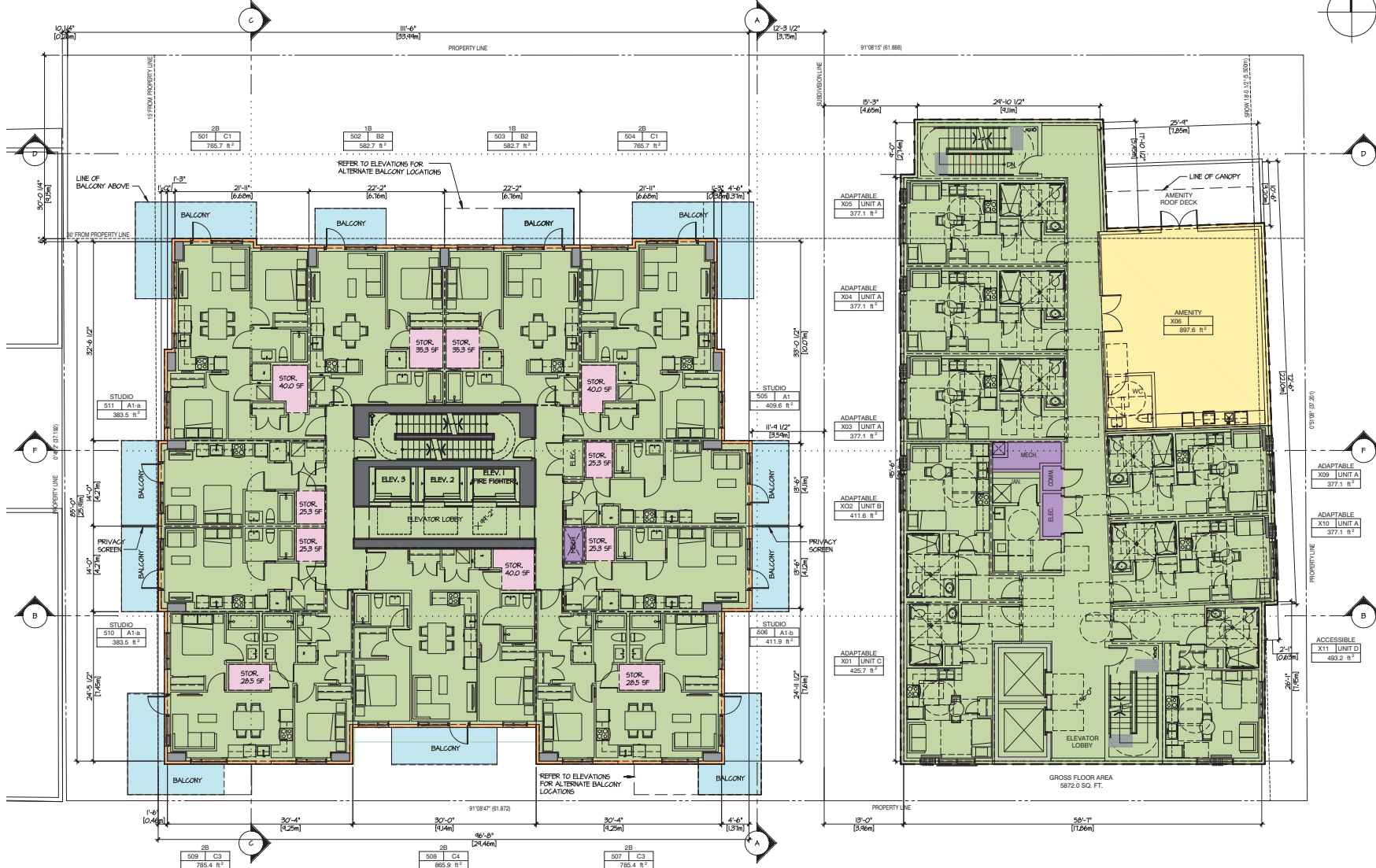
**AREA OVERLAY
LEVEL 06
FLOOR PLANS**

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PROJECT A224595
DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
DATE 2025-02-12



LEGEND: TOWER

0.00% FLOOR AREA 780.10 SQ. FT.	F.S.R. AREA 1390.40 SQ. FT.	AMENITY AREA 20.80 SQ. FT.	UTILITY AREA 20.80 SQ. FT.	RESIDENTIAL STORAGE 348.50 SQ. FT.	BALCONY 1026.20 SQ. FT.
------------------------------------	--------------------------------	-------------------------------	-------------------------------	---------------------------------------	----------------------------

LEGEND: KETTLE

0.00% FLOOR AREA 5012.00 SQ. FT.	F.S.R. AREA 4860.40 SQ. FT.	AMENITY AREA 891.60 SQ. FT.	UTILITY AREA 14.00 SQ. FT.	BALCONY 0.00 SQ. FT.
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PLOT STAMP: 2025-Sep-16 @10:32am - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp06.dwg - A2.09a

A2.09a

MARKET RENTAL TOWER

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**COMMERCIAL DRIVE
& EAST PENDER**

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AREA OVERLAY TOWER L07 FLR PLAN & KETTLE ROOF PLAN

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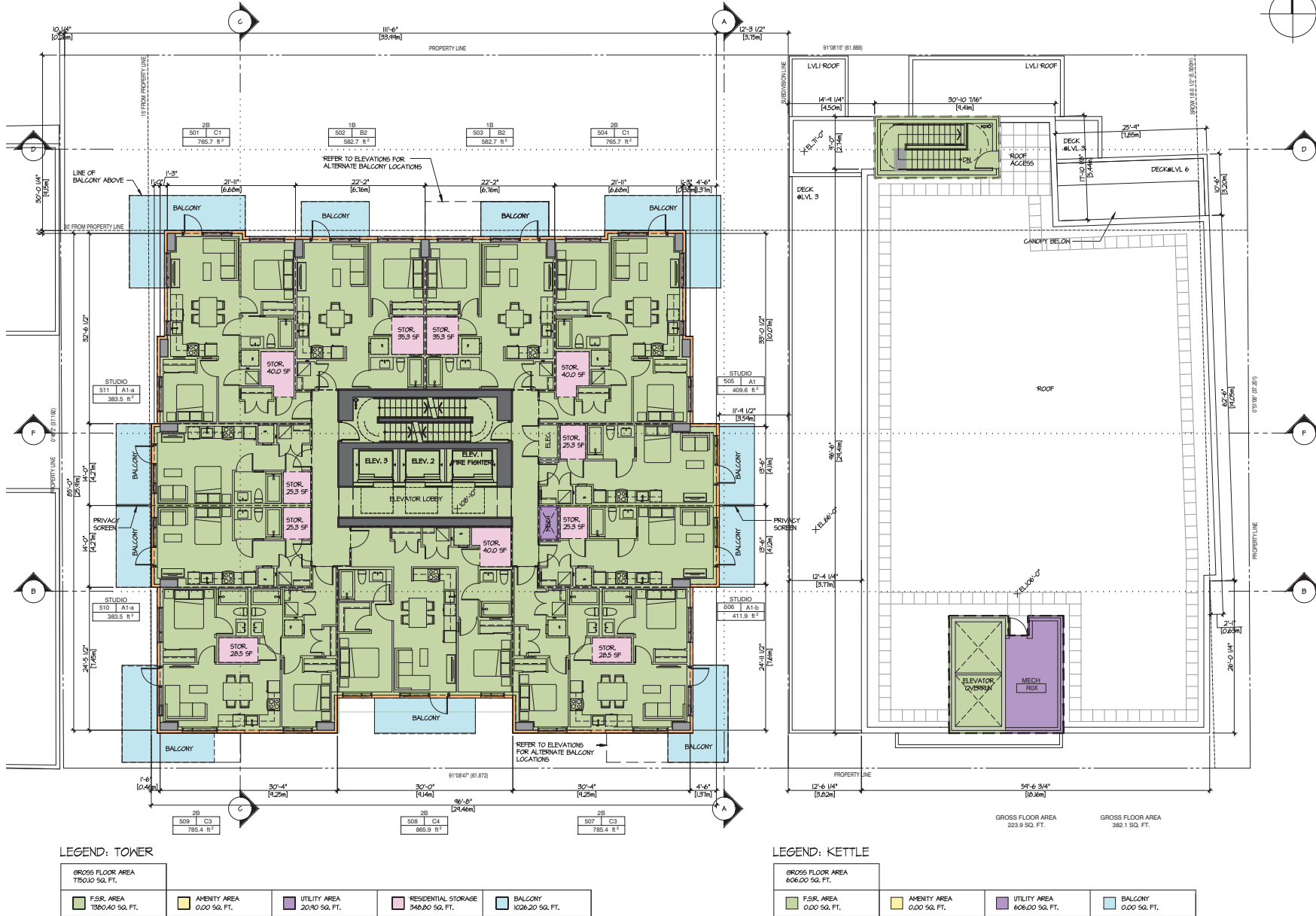
Written dimensions shall have precedence over scaled dimensions. Dimensions shall never be responsible for all dimensions and conditions on the site and the architect shall be relieved of any liability from the dimensions and conditions shown on the drawings. Other drawings shall be submitted to dys architecture for review before proceeding with construction.

PROJECT A224595

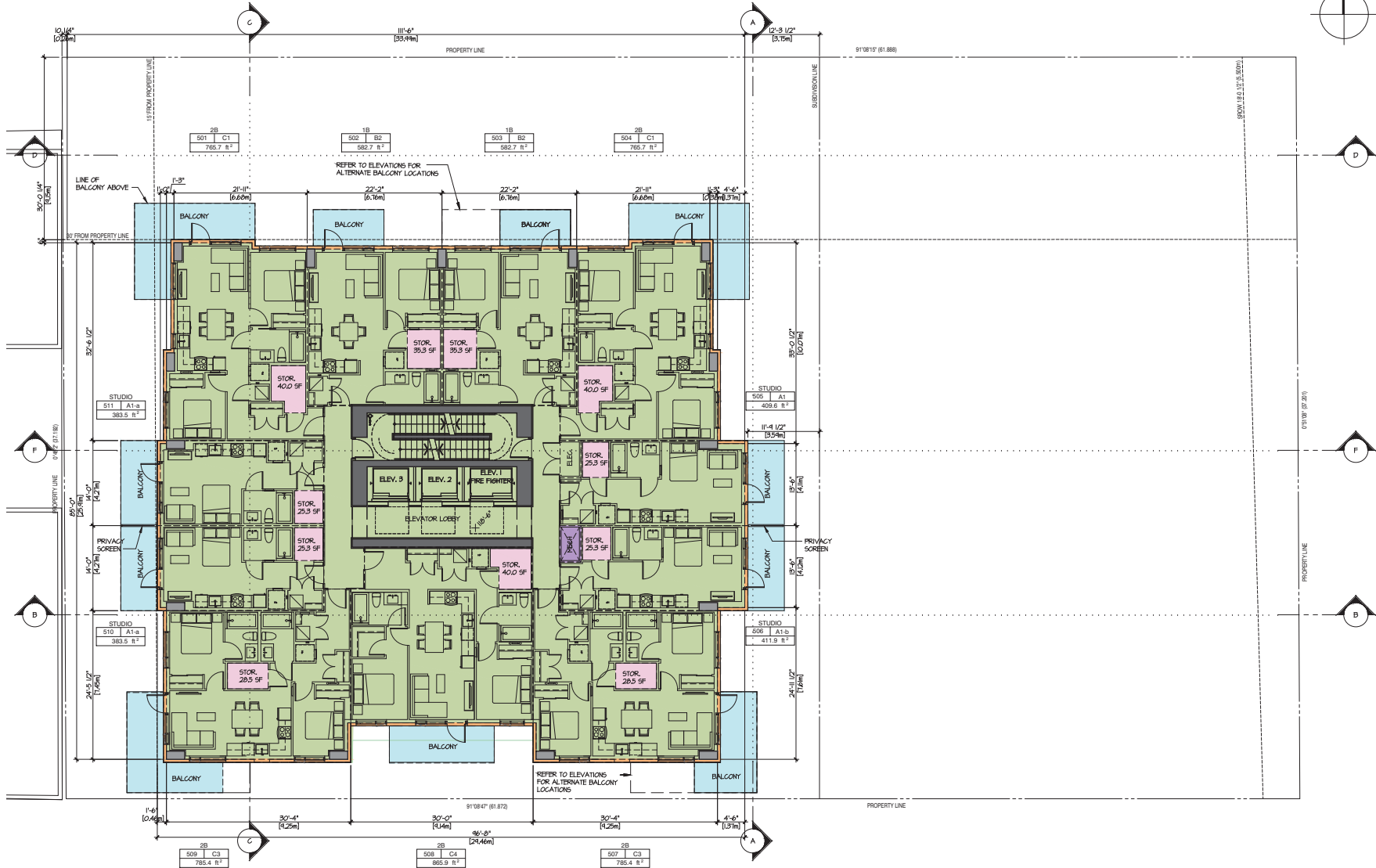
DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
DATE 2025-02-12

A2.10a



MARKET RENTAL TOWER



LEGEND: TOWER

08055 FLOOR AREA 7850.10 SQ. FT.	F&R AREA 1360.40 SQ. FT.	AMENITY AREA 20.80 SQ. FT.	UTILITY AREA 20.80 SQ. FT.	RESIDENTIAL STORAGE 348.50 SQ. FT.	BALCONY 1026.2 SQ. FT.
-------------------------------------	-----------------------------	-------------------------------	-------------------------------	---------------------------------------	---------------------------

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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
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**AREA OVERLAY
TOWER TYPICAL FLOOR
PLAN, LEVELS 08 - 21**

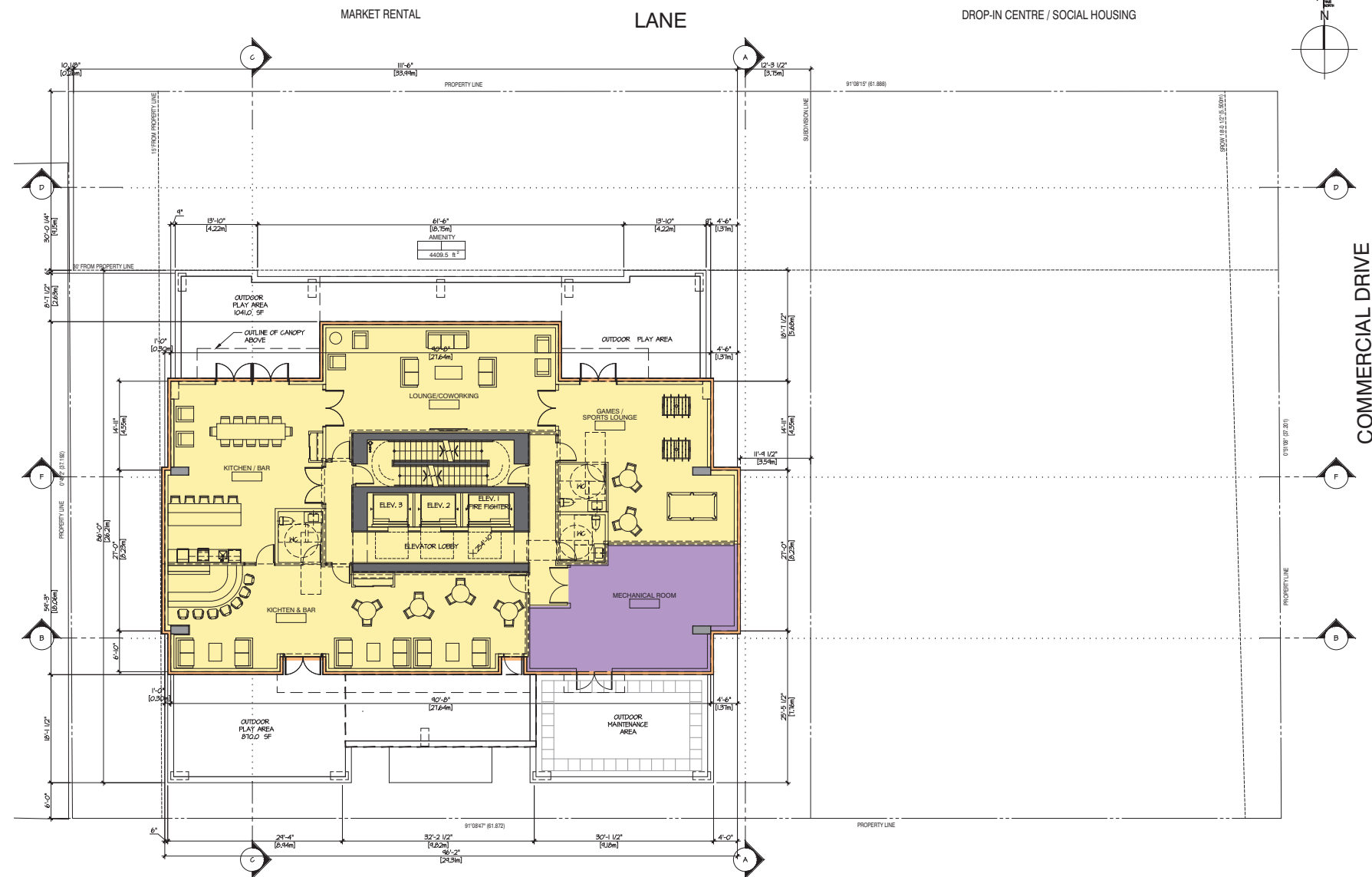
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PROJECT A224595
DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"
DATE 2025-02-12

A2.11a



LEGEND

09055 FLOOR AREA 5014.00 SQ. FT.			
FSS AREA 0.00 SQ. FT.	AMENITY AREA 4445.00 SQ. FT.	UTILITY AREA 624.00 SQ. FT.	BALCONY 0.00 SQ. FT.

EAST PENDER STREET

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PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

485 Commercial Drive and
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**AREA OVERLAY
TOWER LEVEL 22
FLOOR PLAN**

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PROJECT A224595
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DATE 2025-02-12

A2.12a

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NO. | DATE | REVISION

PROJECT 2025-09-17
**COMMERCIAL DRIVE
& EAST PENDER**

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AREA OVERLAY TOWER ELEVATOR MECH. ROOM PLAN

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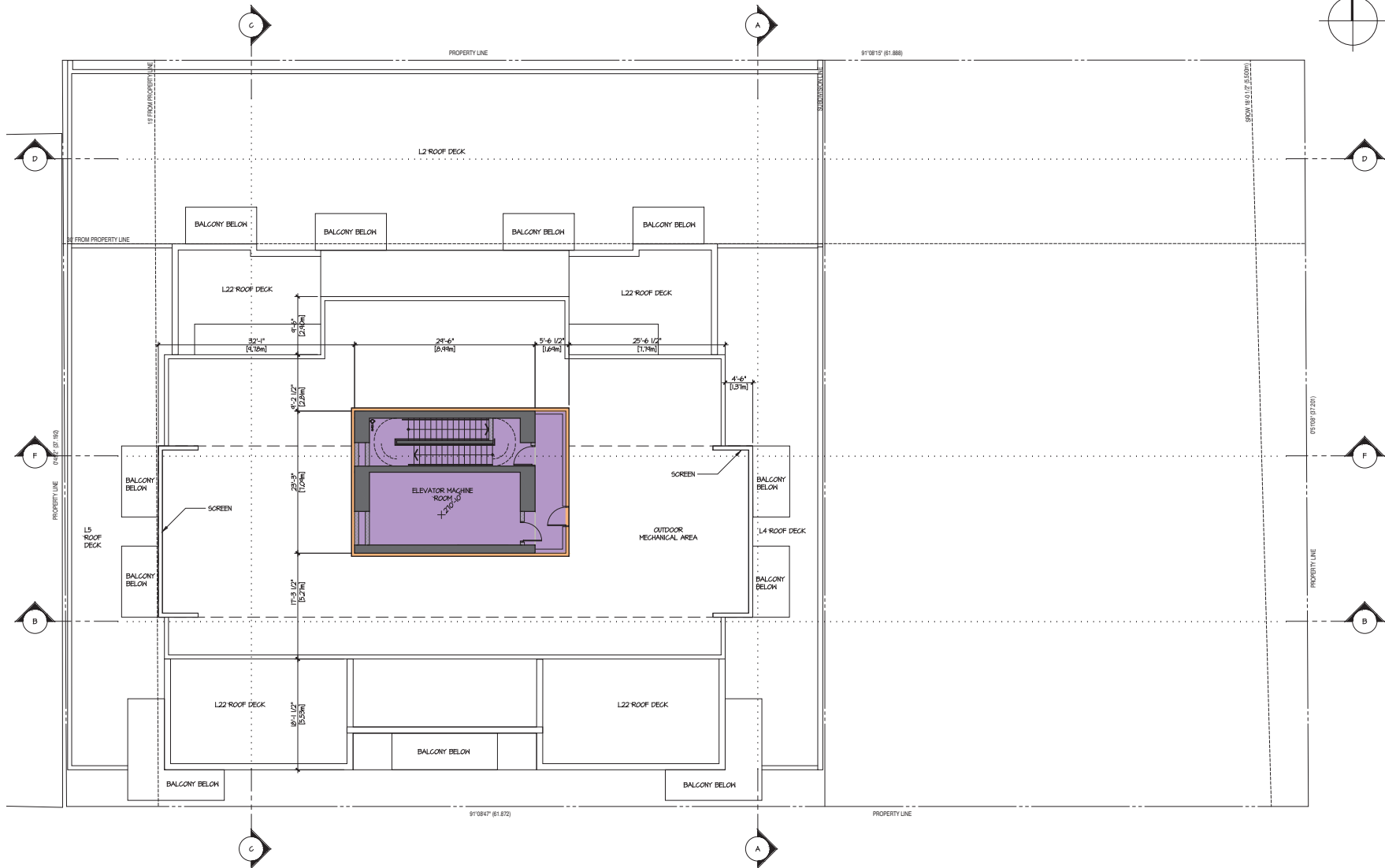
PROJECT A224595

DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"

DATE 2025-02-12

A2.13a



LEGEND: TOWER

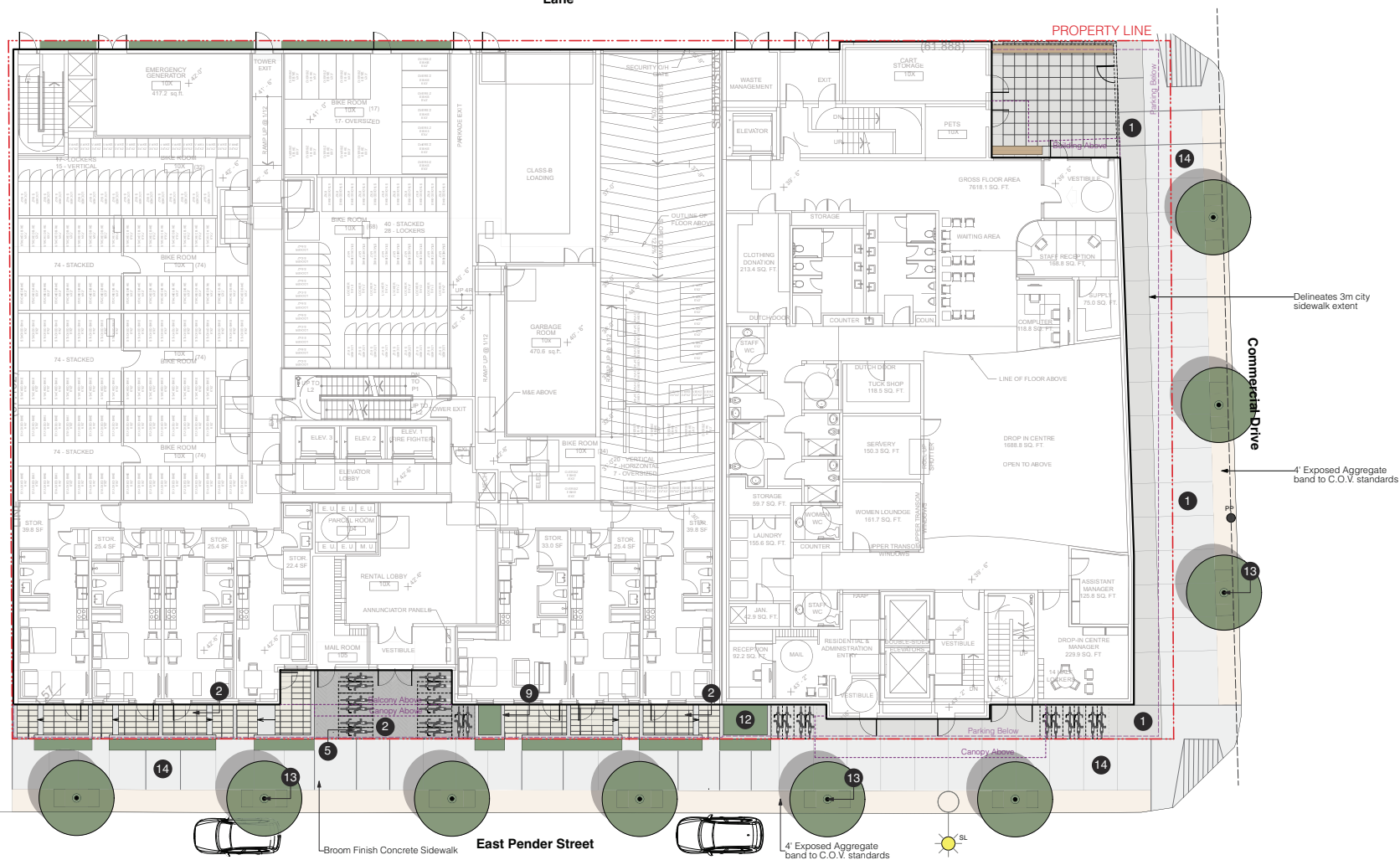
GROUND FLOOR AREA 861.43 SQ. FT.	UTILITY AREA 861.43 SQ. FT.	BALCONY 0.00 SQ. FT.
F.S.R. AREA 0.00 SQ. FT.	AMENITY AREA 0.00 SQ. FT.	

Landscape Drawings

7

1	C.I.P. Concrete Paving	6	Movable Table & Chair	11	Barbecue & Outdoor Kitchen Counter
2	Unit Paving	7	Landscape Bench	12	Shrub Planting
3	Gravel Paving	8	Metal Planter	13	C.O.V. Street Tree
4	P.I.P. Rubber Surfacing	9	Concrete Planter	14	C.O.V. Sidewalk Paving
5	Bike Rack	10	Privacy Screen		

PROPERTY LINE



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Client:

Client: **Cressey Development Group**

Project Title:

1683 East Pender

Drawing Title

Landscape Plan
Level 1

Project North:



KC

Checked By:

Scale: _____ Job No.: _____

25-058

Sheet No.: _____

L1.0

Issues	Description	Date
No.		
1	Issued for Rezoning	2025-08-20

Legend:

- | | | |
|---------------------------|-------------------------|---------------------------------------|
| 1 C.I.P. Concrete Paving | 6 Movable Table & Chair | 11 Barbecue & Outdoor Kitchen Counter |
| 2 Unit Paving | 7 Landscape Bench | 12 Shrub Planting |
| 3 Gravel Paving | 8 Metal Planter | 13 C.O.V. Street Tree |
| 4 P.I.P. Rubber Surfacing | 9 Concrete Planter | 14 C.O.V. Sidewalk Paving |
| 5 Bike Rack | 10 Privacy Screen | |

Lane

PROPERTY LINE

Commercial Drive

East Pender Street


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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Landscape Plan Level 2**

Project North:  Drawn By: **KC**
Checked By: **MP**
Scale: **1:100** Job No.: **25-058**
Sheet No.:

L1.1

Issues	Description	Date
No.		
1	Issued for Rezoning	2025-08-20

Legend:

- | | | |
|---------------------------|-------------------------|---------------------------------------|
| 1 C.I.P. Concrete Paving | 6 Movable Table & Chair | 11 Barbecue & Outdoor Kitchen Counter |
| 2 Unit Paving | 7 Landscape Bench | 12 Shrub Planting |
| 3 Gravel Paving | 8 Metal Planter | 13 C.O.V. Street Tree |
| 4 P.I.P. Rubber Surfacing | 9 Concrete Planter | 14 C.O.V. Sidewalk Paving |
| 5 Bike Rack | 10 Privacy Screen | |

Lane

PROPERTY LINE

Commercial Drive

East Pender Street


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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Landscape Plan Level 3**

Project North:  Drawn By: **KC**
Checked By: **MP**
Scale: **1:100** Job No.: **25-058**
Sheet No.:

L1.2

Issues	Description	Date
No.		
1	Issued for Reasoning	2025-08-20

Legend:

- | | | |
|---------------------------|-------------------------|---------------------------------------|
| 1 C.I.P. Concrete Paving | 6 Movable Table & Chair | 11 Barbecue & Outdoor Kitchen Counter |
| 2 Unit Paving | 7 Landscape Bench | 12 Shrub Planting |
| 3 Gravel Paving | 8 Metal Planter | 13 C.O.V. Street Tree |
| 4 P.I.P. Rubber Surfacing | 9 Concrete Planter | 14 C.O.V. Sidewalk Paving |
| 5 Bike Rack | 10 Privacy Screen | |

Lane

PROPERTY LINE

Commercial Drive

East Pender Street


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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Landscape Plan Level 4**

Project North:  Drawn By: **KC**
Checked By: **MP**
Scale: **1:100** Job No.: **25-058**
Sheet No.:

L1.3

Issues	Description	Date
No.		
1	Issued for Reasoning	2025-08-20

Legend:

- | | | |
|---------------------------|-------------------------|---------------------------------------|
| 1 C.I.P. Concrete Paving | 6 Movable Table & Chair | 11 Barbecue & Outdoor Kitchen Counter |
| 2 Unit Paving | 7 Landscape Bench | 12 Shrub Planting |
| 3 Gravel Paving | 8 Metal Planter | 13 C.O.V. Street Tree |
| 4 P.I.P. Rubber Surfacing | 9 Concrete Planter | 14 C.O.V. Sidewalk Paving |
| 5 Bike Rack | 10 Privacy Screen | |

Lane

PROPERTY LINE

Commercial Drive

East Pender Street


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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Landscape Plan Level 5**

Project North:  Drawn By: **KC**
Checked By: **MP**
Scale: **1:100** Job No.: **25-058**
Sheet No.: **L1.4**

Issues	Description	Date
No.		
1	Issued for Rezoning	2025-08-20

Legend:

- | | | |
|---------------------------|-------------------------|---------------------------------------|
| 1 C.I.P. Concrete Paving | 6 Movable Table & Chair | 11 Barbecue & Outdoor Kitchen Counter |
| 2 Unit Paving | 7 Landscape Bench | 12 Shrub Planting |
| 3 Gravel Paving | 8 Metal Planter | 13 C.O.V. Street Tree |
| 4 P.I.P. Rubber Surfacing | 9 Concrete Planter | 14 C.O.V. Sidewalk Paving |
| 5 Bike Rack | 10 Privacy Screen | |

Lane

PROPERTY LINE

Commercial Drive

East Pender Street


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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Landscape Plan Level 22**

Project North:  Drawn By: **KC**
Checked By: **MP**
Scale: **1:100** Job No.: **25-058**
Sheet No.: **L1.5**



Back Boulevard with Ground Level Patio



Feature Shrubs Planting



Feature Trees Planting



Feature Ground Covers Planting



Feature Urban Herbs Garden



Tree Planter with Bench



P.I.P. Rubber Surfacing



Outdoor Children Play Area



Amenity Roof Deck



Amenity Roof Deck



Outdoor Kitchen and Dining

Issues	Description	Date
1	Issued for Reasoning	2025-08-20

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Client: **Cressey Development Group**

Project Title: **1683 East Pender**

Drawing Title: **Precedent Images**

Project North:	my	Drawn By:	KC
Scale:	NTS	Checked By:	MP
Sheet No.:		Job No.:	25-058