

Project Team

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Legal Information

LEGAL ADDRESS
Lot A, Blocks C and D, District Lot 183
New Westminster District
Plan EPP82425

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

ZONING
Current Zoning MC-1
Proposed CD-1

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View towards the north at East Pender Street and Commercial Drive

PROJECT A224595

DRAWN GL CHECKED DJ

SCALE 1/8" = 1' - 0"

DATE 2025-02-12

1/8" = 1' - 0"

REGISTERED ARCHITECT

DAVID K. JANSEN

2026/03/26

BRITISH COLUMBIA

A0.00

CLIENT



NO. | DATE | ISSUE

- 1 [2025-08-15] ISSUED FOR REZONING
- 2 [2026-03-26] REISSUED FOR REZONING

NO. | DATE | REVISION

PROJECT

COMMERCIAL DRIVE & EAST PENDER

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

COVER SHEET

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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 A, BLOCK C, PLAN EPP82425, DISTRICT LOT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK D			
Site Area			
24,775.8 SF			
Current Zone			
MC-1			
Proposed Zone			
CD-1			
SITE INFO & SITE COVERAGE			
Site Area			
24,775.8 SF			
Dedications			
910.0 SF			
Net Site Area			
23,865.8 SF			
Subdivision (Measured from Site Plan)			
Cressey Market Rental Tower			
15,167.7 SF			
Kettle Building			
8,698.2 SF			
Allowed Coverage			
N/A			
Proposed Coverage			
83%			
DENSITY			

	FSR	Allowed SF	SM	FSR	Proposed SF	SM
Residential						
Market Rental			-	6.20	153,604.7	14,270.34
Social/Supportive Housing			-	0.89	24,480.6	2,274.32
Total Residential	4.00	-	-	7.19	178,085.3	16,544.66
Non-Residential (Community Centre)						
Office	1.50	-	-	-	-	-
Drop-In		-	0.31	7,722.7	717.46	
Drop-In Support		-	0.25	6,208.0	576.74	
Total Non-Residential	1.50	-	-	0.56	13,930.7	1,294.20
Site Total	5.50	-	-	7.75	192,016.0	17,838.87

SETBACKS	M	FT	M	FT
	Required		Proposed	
Commercial Drive SRW	5.50	18.0	5.50	18.0
E Pender Front Yard - Market Rental Residential	2.44	8.0	2.44	8.0
E Pender Front Yard - Kettle Residential	9.14	30.0	9.14	30.0
Tower from Rear Property Line	9.14	30.0	9.14	30.0
Tower from West Property Line	3.05	10.0	3.05	10.0
Building Separation (Kettle/Tower)	10.67	35.0	10.67	35.0

BUILDING HEIGHT	# Storeys	Height
	M	FT
Market Rental Tower	22	71.09
Kettle Building	6	21.34

PARKING CALCULATIONS	Allowed / Required	Proposed
MARKET RENTAL TOWER		
Residential	Max. 2 spaces per D.U.	472
Visitor	Min. 0.06 per unit	12
	Max. 0.1 per unit	24
Accessible Stall	Min. 1.0 spaces for 7 D.U. + 0.034 spaces for each additional D.U.	9
		Shows 24

KETTLE BUILDING		
Social/Supportive Housing	Max. 2 spaces per D.U.	80
Drop-In Centre	No parking requirements	-
Visitor	Min. 0.05 per unit	2
	Max. 0.1 per unit	4
Accessible Stall	Min. 1.0 spaces for 7 D.U. + 0.034 spaces for each additional D.U.	2

PARKING DISTRIBUTION	Allowed / Required	Proposed
MARKET RENTAL TOWER		
Standard Car		76
Small Car	Max. 25%	26
Accessible Stall *	*One van stall for Market Rental	9
SUBTOTAL		111
	*First accessible stall (to be Van Stalls)for 7 D.U. plus 1 per 10 stalls	

KETTLE BUILDING		
Standard Car		3
Small Car	Max. 25%	-
Accessible Stall - Kettle*	*One van stall for Kettle	2
SUBTOTAL		5
	*First accessible stall (to be Van Stall) for 7 D.U. plus 1 per 10 stalls	

FLOOR AREA SUMMARY - KETTLE BUILDING (SF)									
Floor Level	Gross Floor Area	Exclusions			FSR Area	Area By Use			No. of Units
		Envelope (not used)	Amenity	Service		Social/Supportive Housing	Drop-In Centre		
							Support	Drop-In	
Roof	558.0			558.0	-				
Level 6 / Amen.	5,612.3		1,410.0		4,202.3	4,202.3			4
Level 5	5,980.9				5,980.9	5,980.9			12
Level 4	5,980.9				5,980.9	5,980.9			12
Level 3	5,980.9				5,980.9	5,980.9			12
Level 2	6,208.0				6,208.0		6,208.0		
Level 1	7,722.7				7,722.7			7,722.7	
P1	9,145.5			6,809.9	2,335.6	2,335.6			
Total	47,189.2	-	1,410.0	7,367.9	38,411.3	24,480.6	6,208.0	7,722.7	40

SUPPORTIVE HOUSING DWELLING UNIT SUMMARY - KETTLE BUILDING									
Floor Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total	Unit	Type	Count	Area (SF)
Level 6	4	-	-	-	4	Kettle			
Level 5	12	-	-	-	12	Unit A	Adaptable	29	365.4
Level 4	12	-	-	-	12	Unit B	Adaptable	0	411.6
Level 3	12	-	-	-	12	Unit C	Adaptable	4	404.8
Total	40	-	-	-	40	Unit D	Accessible	4	471.1
Percentage	100%	0%	0%	0%		Unit F	Adaptable	3	399.3
						Total		40	

BICYCLE PARKING CALCULATIONS

MARKET RENTAL TOWER	Units	Required	Provided
Class A: 1.5 per Unit less than 700 SF	141	212	
Class A: 2.5 per Unit 700 sf to 1,130 SF	95	238	
Class A: 3 per Unit over 1,130 SF	-	-	455
	Subtotal	236	450
Class B: 2 for first 20 Units, plus 1 per 20 additional Units		13	14

KETTLE BUILDING	Units / Area	Required	Provided
Social/Supportive Housing	40	30	40
Class A: 0.75 per Suite designed for single room accommodation			
Class B: 2 for first 20 Units, plus 1 per 20 additional Units		3	4

Drop-In Centre & Support			
Class A: 1 per 5,382 SF of assembly area	7,722.7	1	7
Class B: 6 per portion of 16,146 SF of assembly area	7,722.7	6	6
			P1 for staff

LOADING STALL CALCULATIONS

Residential - Market Rental Tower	Required	Provided
Class A: One space for 50-299 units	1	1
Class B: One space for 100-299 units	1	1
		P1

Residential - Kettle Social/Supportive Housing	Required	Provided
Class A: One space for 50-299 units	1	2
Class B: One space for 100-299 units	-	-
		P1

Drop-In Centre - Kettle Building		
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	Required	Provided
One large passenger space for development with 50-125 units	1	1
1 additional stall for each additional 150 units	1	1
	2	2

Residential - Social/Supportive Housing	Required	Provided
One space for development with 50-125 units	-	-

PARKING COUNTS									
MARKET RENTAL TOWER									
	Residential Stalls		Accessible Stalls		Passenger Class A		Loading		
	Regular	Small	Van	Regular	First Stall	Regular Stall	Class A	Class B	
L1	-	-	-	-	-	-	-	-	1
P1	20	3	-	-	2	1	1	-	-
P2	25	10	-	1	5	-	-	-	-
P3	31	13	-	-	1	-	-	-	-
SUBTOTAL	76	26			9	2	1	1	
		111*							

KETTLE BUILDING									
	Residential Stalls		Accessible Stalls		Passenger Class A		Loading		
	Regular	Small	Van	Regular	First Stall	Regular Stall	Class A	Class B	
P1	3	-		1	1	-	2	-	
SUBTOTAL	3	-		2			2	-	
		5*							

*2 Visitor Parking Stalls Included

FLOOR AREA SUMMARY - MARKET RENTAL TOWER (SF)									
Floor Level	Gross Floor Area	Exclusions				FSR Area	No. of Units		
		Amenity	Sevice	Unit Storage	Envelope (not used)				
Level 24 / Elev. Mach. Room	905.2		905.2						
Level 20 / Mech. Room	2,122.2		2,122.2						
Level 22 / Amenity	3,803.7	3,753.8	49.9						
Level 21	7,567.4		49.9	275.0		7,242.5	11		
Level 20	7,567.4		49.9	275.0		7,242.5	11		
Level 19	7,567.4		49.9	275.0		7,242.5	11		
Level 18	7,567.4		49.9	275.0		7,242.5	11		
Level 17	7,567.4		49.9	275.0		7,242.5	11		
Level 16	7,567.4		49.9	275.0		7,242.5	11		
Level 15	7,567.4		49.9	275.0		7,242.5	11		
Level 14	7,567.4		49.9	275.0		7,242.5	11		
Level 13	7,567.4		49.9	275.0		7,242.5	11		
Level 12	7,567.4		49.9	275.0		7,242.5	11		
Level 11	7,567.4		49.9	275.0		7,242.5	11		
Level 9	7,567.4		49.9	275.0		7,242.5	11		
Level 8	7,567.4		49.9	275.0		7,242.5	11		
Level 7	7,567.4		49.9	275.0		7,242.5	11		
Level 6	7,567.4		49.9	275.0		7,242.5	11		
Level 5	7,567.4		49.9	275.0		7,242.5	11		
Level 4 / Podium	8,226.8		49.9	325.0		7,852.0	13		
Level 3 / Podium	8,226.8		49.9	325.0		7,852.0	13		
Level 2 / Podium	9,782.4		49.9	400.0		9,332.6	16		
Level 1 / Podium	12,132.3		6,512.2	175.0		5,445.2	7		
Total	173,845.2	3,753.8	10,586.8	5,900.0	-	153,604.7	236		

DWELLING UNIT SUMMARY - MARKET RENTAL TOWER

Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
Level 21	4	2	5		11
Level 20	4	2	5		11
Level 19	4	2	5		11
Level 18	4	2	5		11
Level 17	4	2	5		11
Level 16	4	2	5		11
Level 15	4	2	5		11
Level 14	4	2	5		11
Level 13	4	2	5		11
Level 12	4	2	5		11
Level 11	4	2	5		11
Level 10	4	2	5		11
Level 9	4	2	5		11
Level 8	4	2	5		11
Level 7	4	2	5		11
Level 6	4	2	5		11
Level 5	4	2	5		11
Level 4 / Podium	8	2	3		13
Level 3 / Podium	8	2	3		13
Level 2 / Podium	13	2	1		16
Level 1 / Podium	7				7
Total	104	40	92	-	236
Percentage	44%	17%	39%	0%	
Family Housing			39%		
			Min. 35%		

MARKET RENTAL HOUSING AMENITY	Required / Allowed	Provided
	SM	SF
Outdoor Play Area*	130.00	1,399.3
Includes Preschool Children's Play Area	50.00	538.2
Common Indoor Amenity	37.00	398.3

*PER HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES
3.3.2 Total outdoor play area should range in size from 130 m² to 280 m².
This can be achieved in one or more locations.

MARKET RENTAL AMENITY AREA	REQUIRED	PROPOSED
Indoor Amenity		Indoor Amenity
		3753.8 SF
		15.9 SF per unit
Outdoor Amenity		Outdoor Amenity
3540 SF		3589.0 SF
15.0 SF per unit		15.2 SF per unit
		Total Amenity
		7342.8 SF
		31.1 SF per unit

A224595
3/26/2026

dys

architecture

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201 - 560 Johnson Street

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tel 604 669 7710

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CLIENT

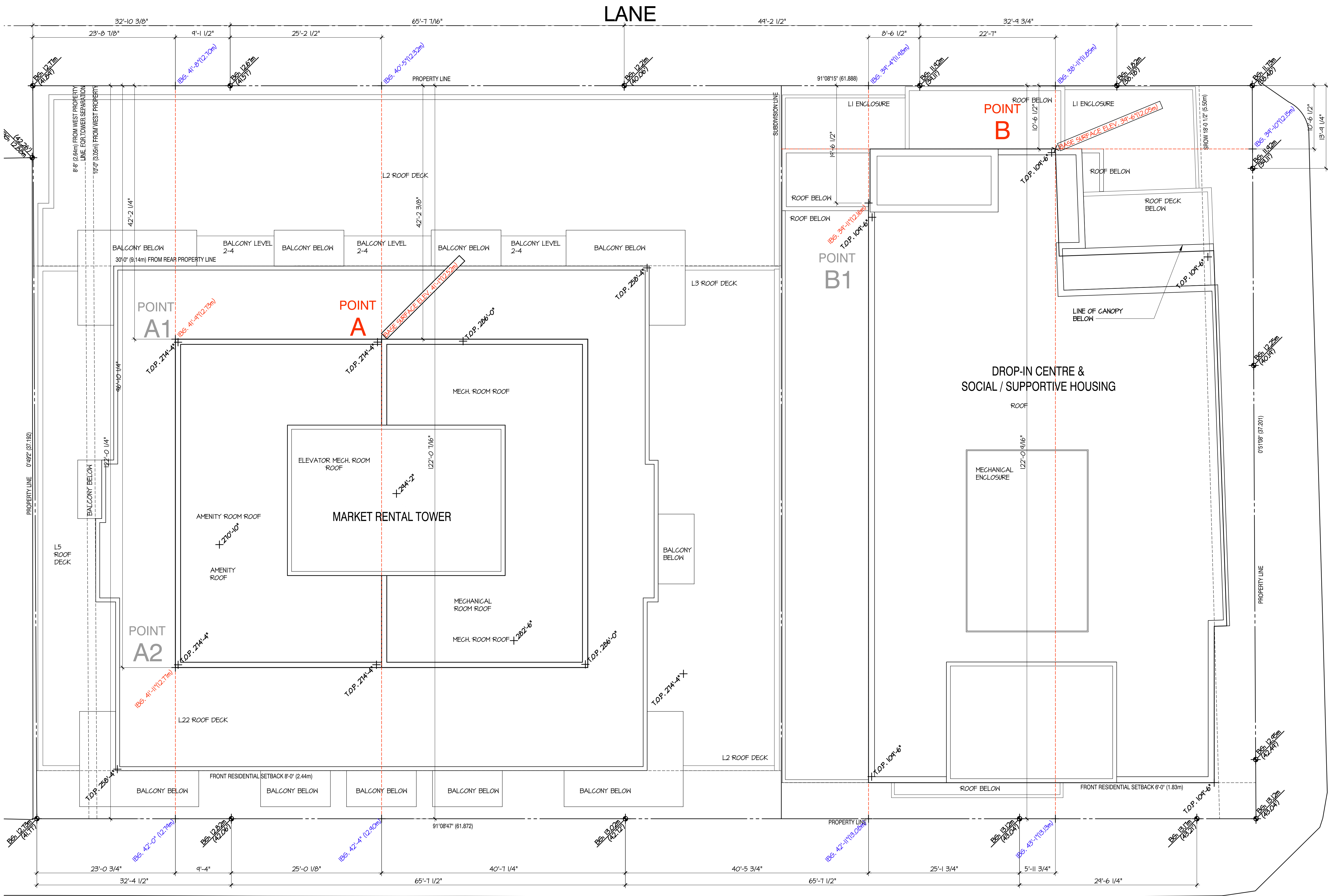
CRESSEY

The Kettle Society

Strength through mental health

NO. | DATE | ISSUE

- <



EAST PENDER STREET

NOTES:

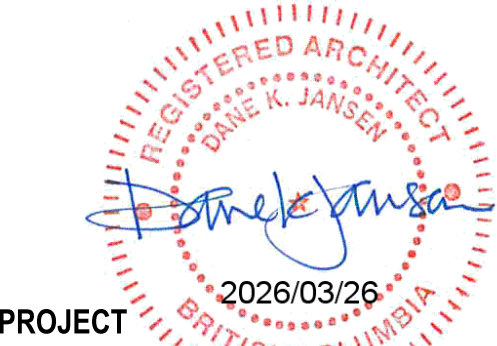
- 1. BUILDING GRADE VALUES ARE BASED ON VALUES PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES;
- 2. IBG = INTERPOLATED BUILDING GRADE

CLIENT



NO.	DATE	ISSUE
1	[2025-08-15]	ISSUED FOR REZONING
2	[2026-03-26]	REISSUED FOR REZONING

NO.	DATE	REVISION
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COMMERCIAL DRIVE & EAST PENDER

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

BASE SURFACE
DIAGRAM

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PROJECT	A224595
DRAWN	TB
CHECKED	DJ

SCALE	NTS
DATE	2025-02-12



A0.02

EAST VIEW



View looking at Commercial Drive

SOUTH-EAST VIEW



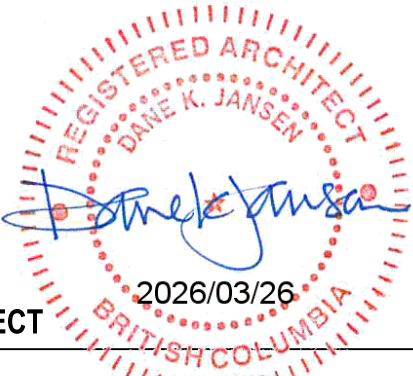
View looking at East Pender Street and Commercial Drive

CLIENT



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**RENDERINGS
SOUTH AND
SOUTH-EAST VIEWS**

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



A0.06

NORTH-WEST VIEW



View looking at North Elevation of the Building

NORTH-WEST VIEW



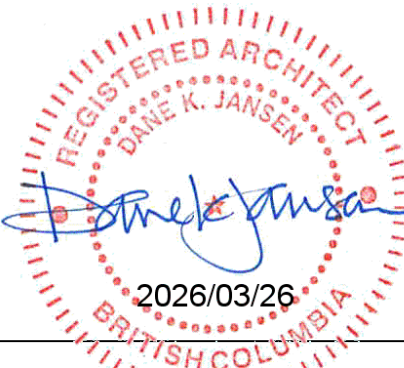
View looking at East Pender Street

CLIENT



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



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**RENDERINGS
NORTH AND
NORTH-EAST VIEWS**

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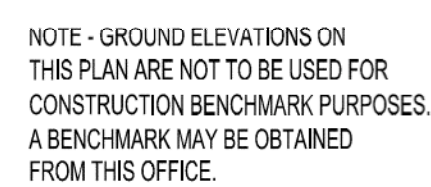
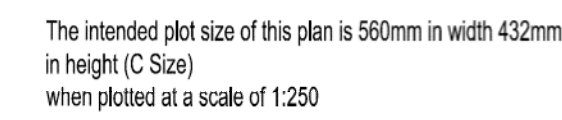
PROJECT	A224595
DRAWN	GL
CHECKED	DJ

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



A0.07

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
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 PHONE : 604-531-4067 Fax : 604-531-5811
 email: info@olsensurveying.ca
 File: 17940T-NEW LEGAL-may 2021 update



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

NOTE :
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF VANCOUVER BENCHMARK # V-1583
LOCATED AT WOODLAND DRIVE & EAST HASTINGS
ELEVATION = 7.795m

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

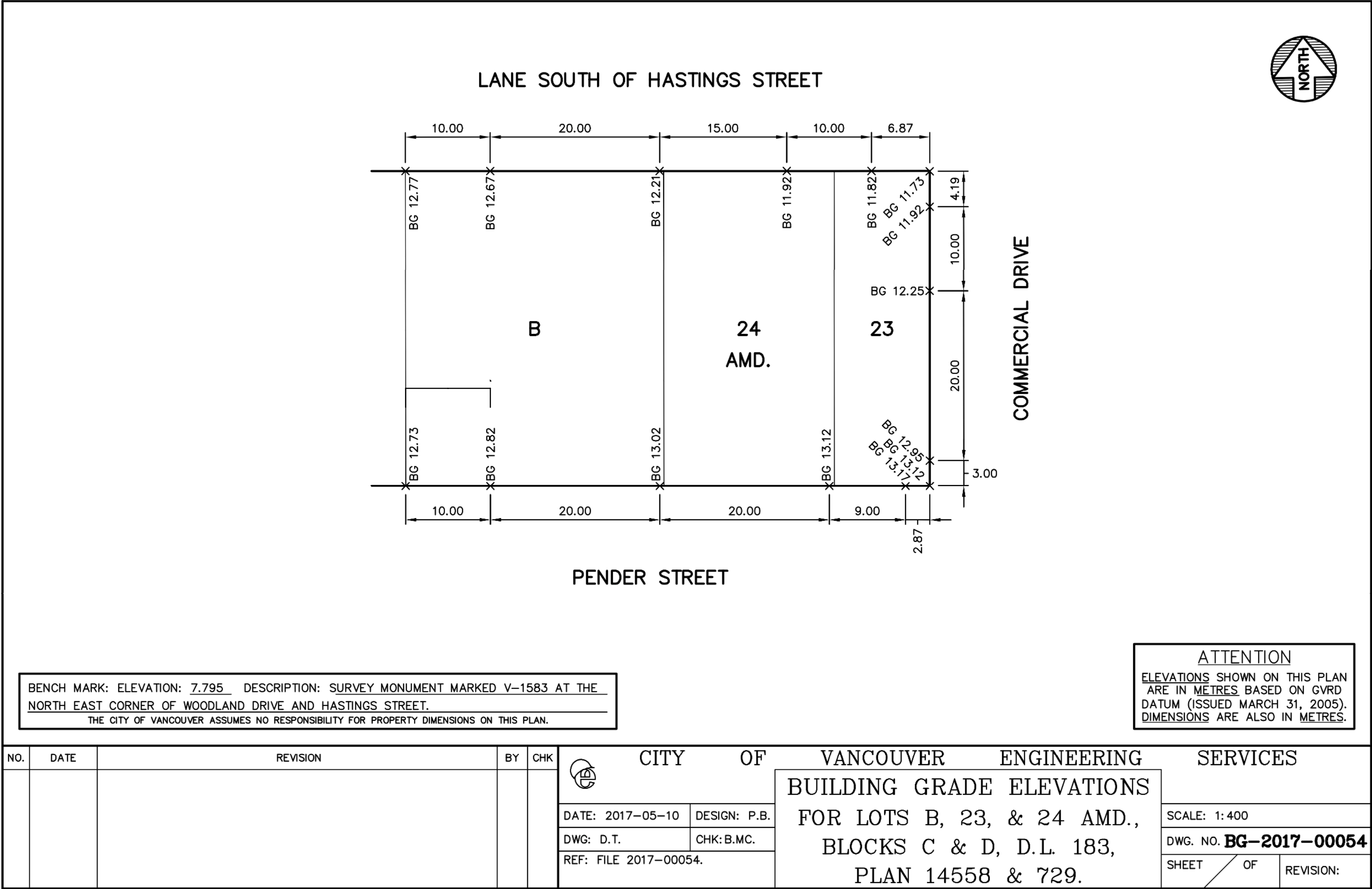
CERTIFIED CORRECT B.C.I.S.

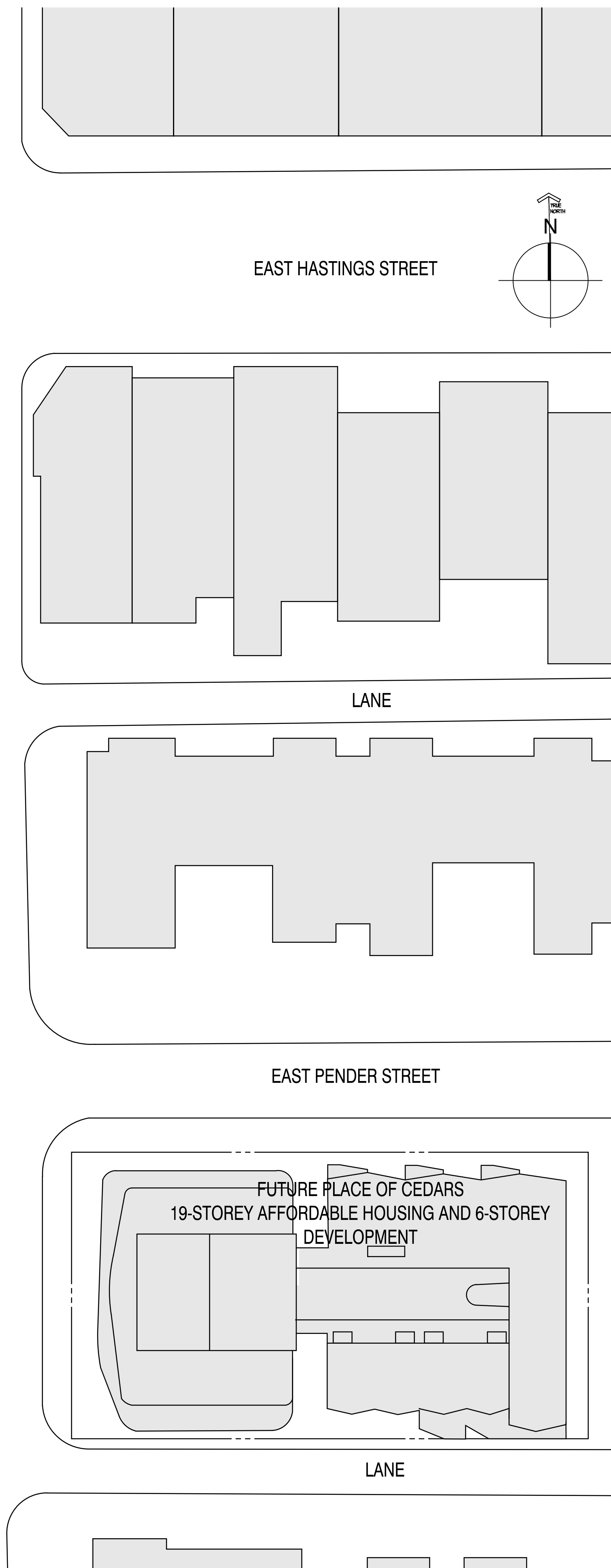
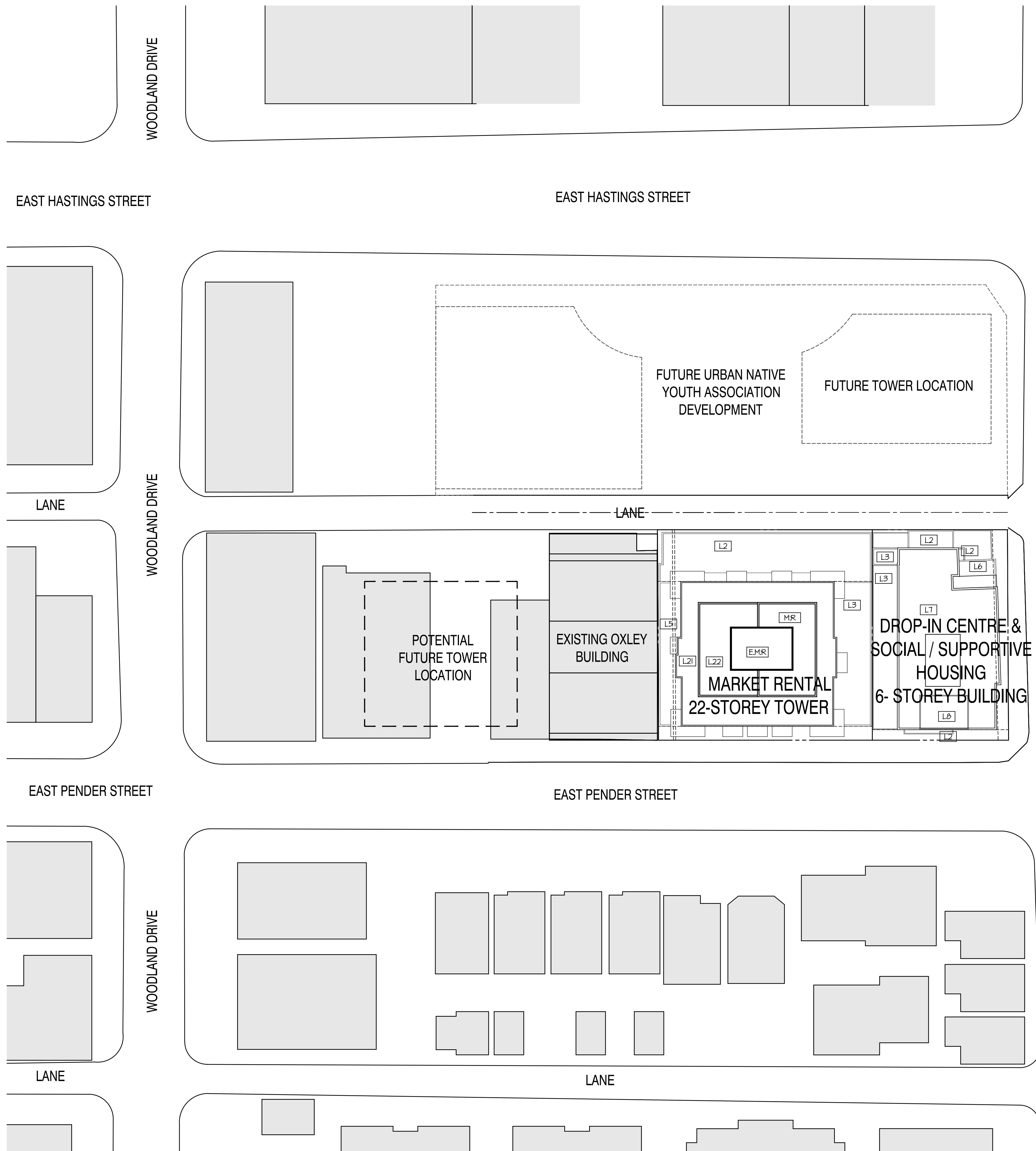
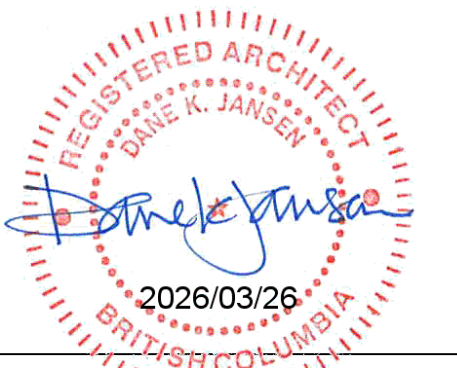
Dated this 25th day of May, 2021

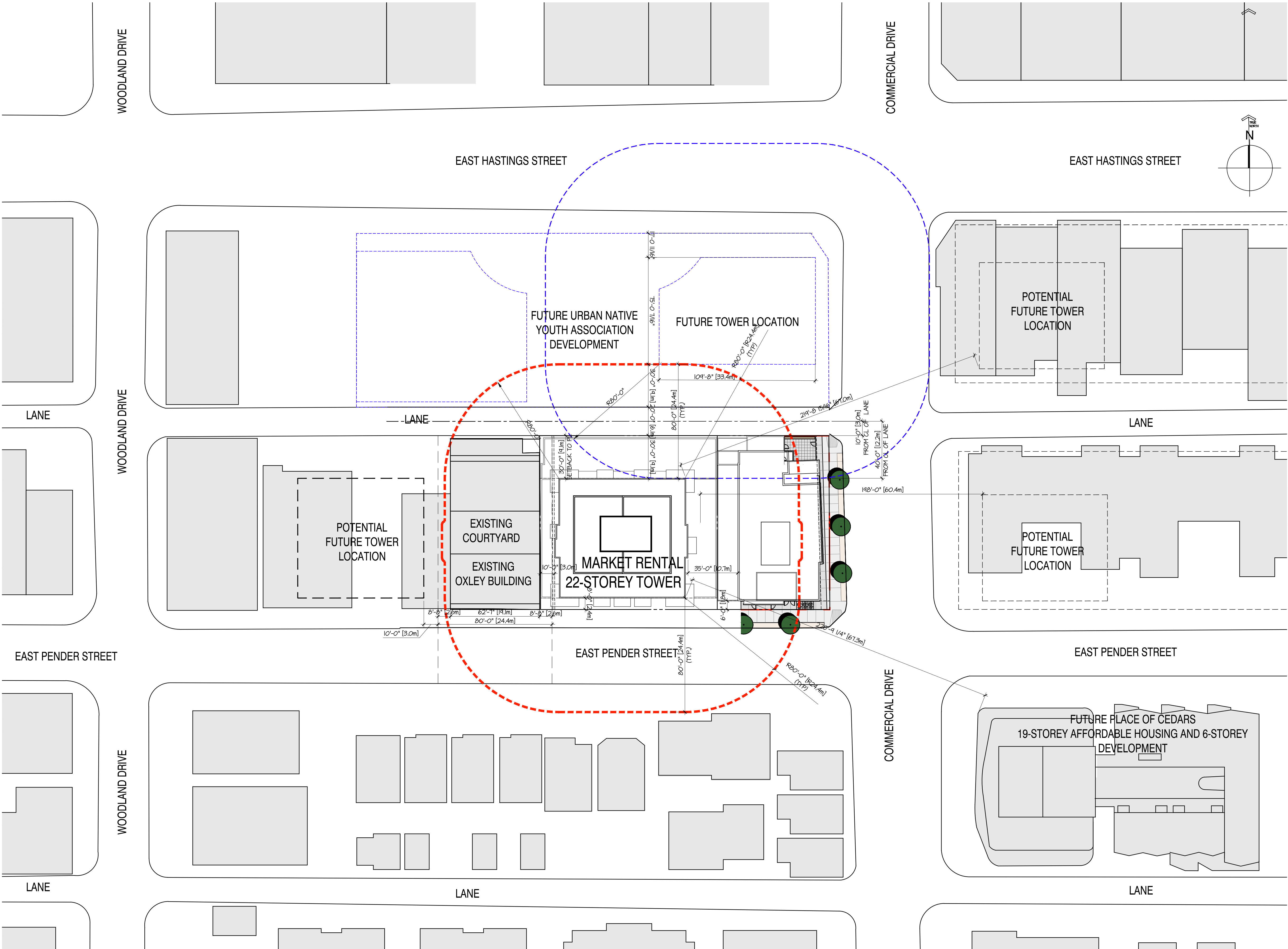
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. (C)

SURVEY

A1.01







PLOT STAMP: 2026-Mar-26 @3:27pm - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - tower separation.dwg - A1.04

CLIENT



NO.	DATE	ISSUE
1	[2025-08-15]	ISSUED FOR REZONING
2	[2026-03-26]	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**TOWER SEPARATION
ANALYSIS**

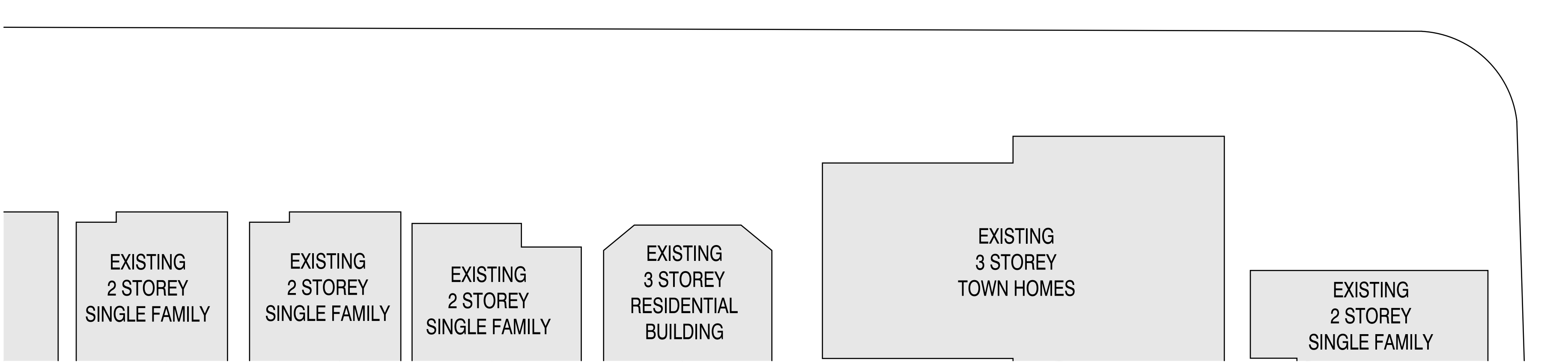
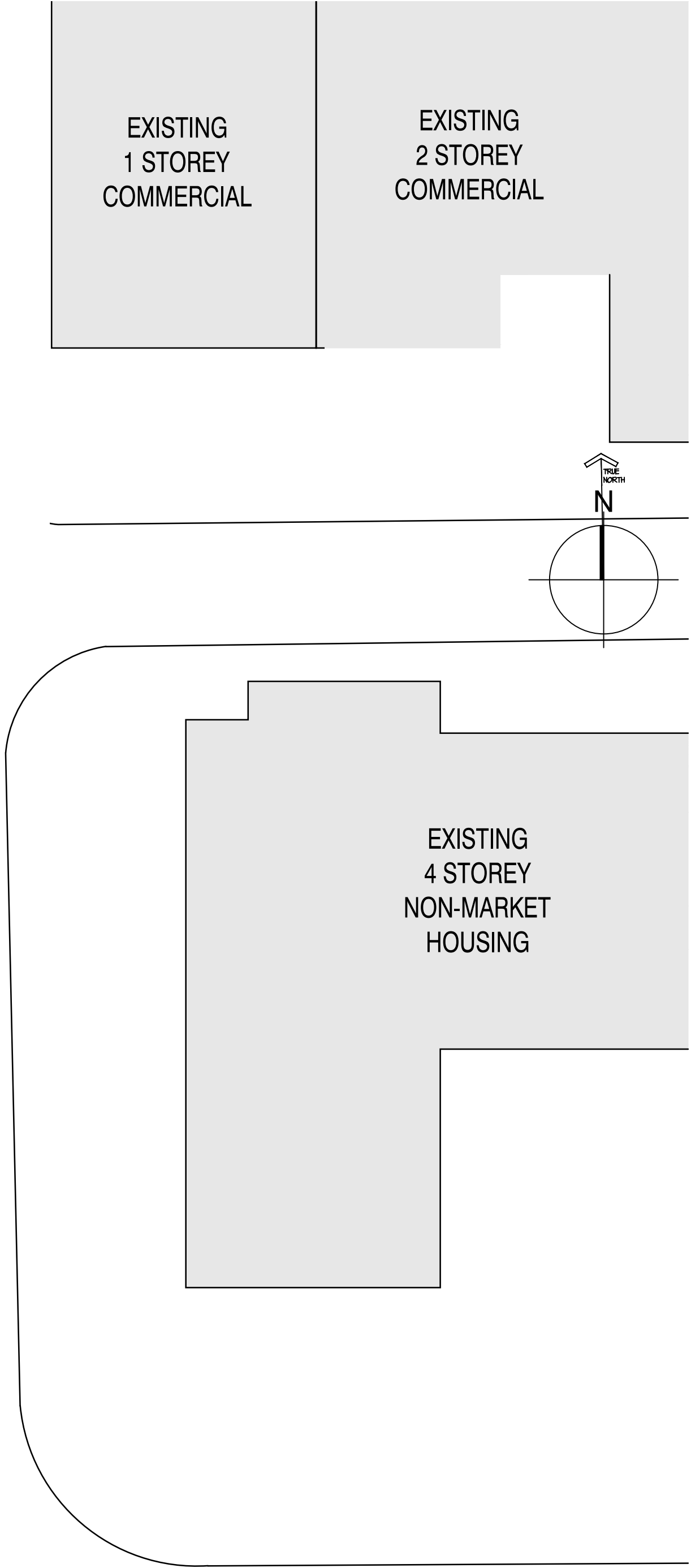
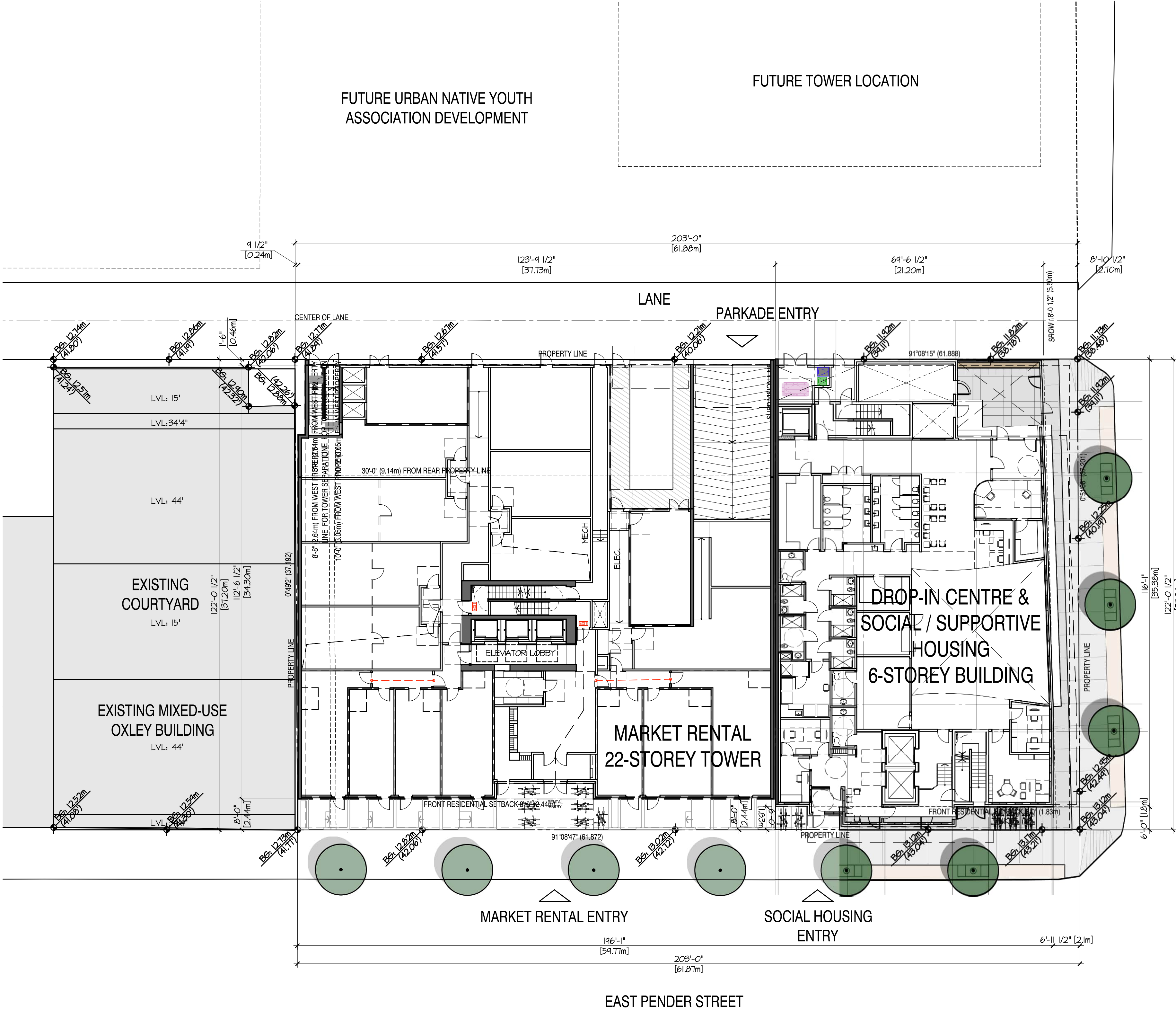
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PROJECT A224595
DRAWN JC/KB CHECKED CS

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





- 1 [2025-08-15] ISSUED FOR REZONING
- 2 [2026-03-26] REISSUED FOR REZONING



**COMMERCIAL DRIVE
& EAST PENDER**

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

SITE PLAN

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COMMERCIAL DRIVE



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**PARKING LEVEL P03
FLOOR PLAN**

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PROJECT A224595
DRAWN FX CHECKED DJ

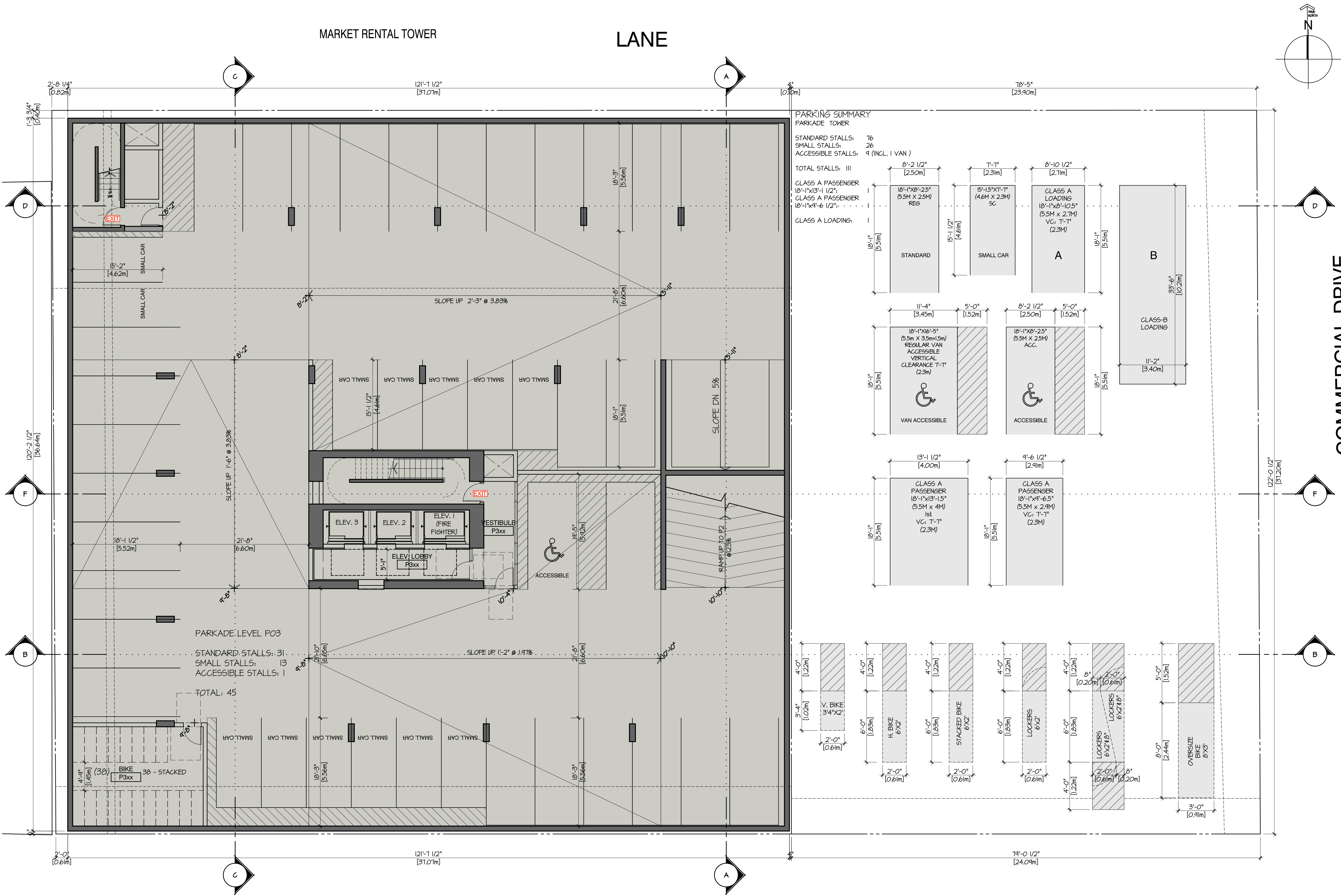
SCALE 1/8" = 1' - 0"
DATE 2025-07-12

A2.01

MARKET RENTAL TOWER

LANE

EAST PENDER STREET



**PARKING SUMMARY
PARKADE TOWER**

STANDARD STALLS: 76
SMALL STALLS: 26
ACCESSIBLE STALLS: 9 (INCL. 1 VAN)

TOTAL STALLS: 111

CLASS A PASSENGER

18'-1"x13'-1 1/2"

CLASS A PASSENGER

18'-1"x9'-6 1/2"

CLASS A LOADING:

18'-1"x8'-2 1/2"

18'-1"x8'-2 1/2"

18'-1"x8'-2 1/2"

18'-1"x8'-2 1/2"

18'-1"x8'-2 1/2"

18'-1"x8'-2 1/2"

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18'-1"x8'-2 1/2"

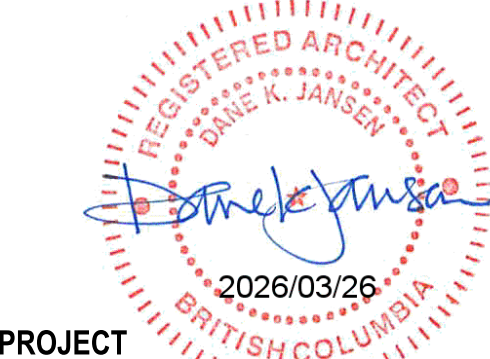
CLIENT



NO. | DATE | ISSUE
1 | [2025-08-15] | ISSUED FOR REZONING
2 | [2026-03-26] | REISSUED FOR REZONING

NO. | DATE | REVISION

COMMERCIAL DRIVE



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**PARKING LEVEL P02
FLOOR PLAN**

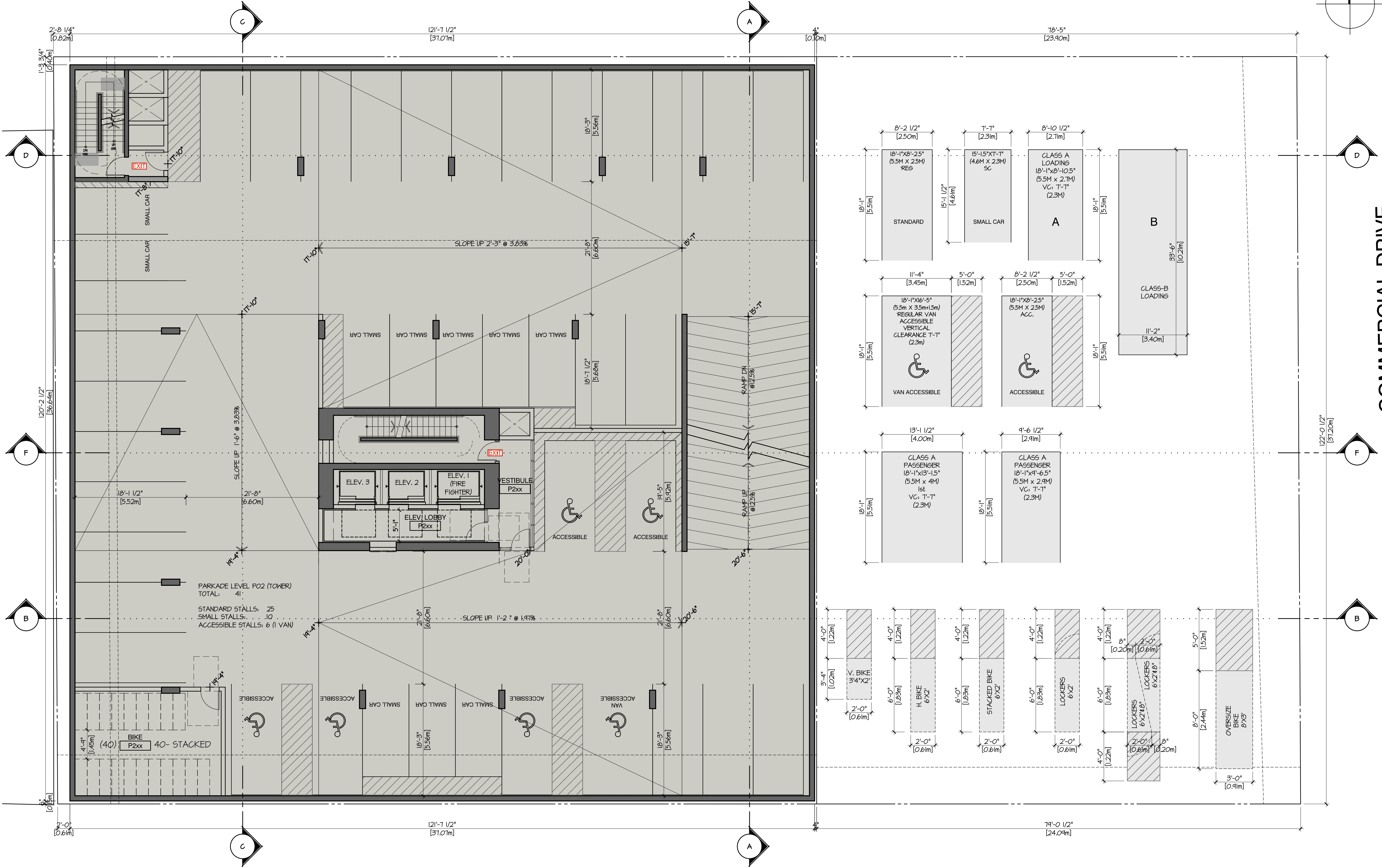
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PROJECT A224595
DRAWN FX CHECKED DJ
SCALE 1/8" = 1' - 0"
DATE 2025-07-12

A2.02

EAST PENDER STREET



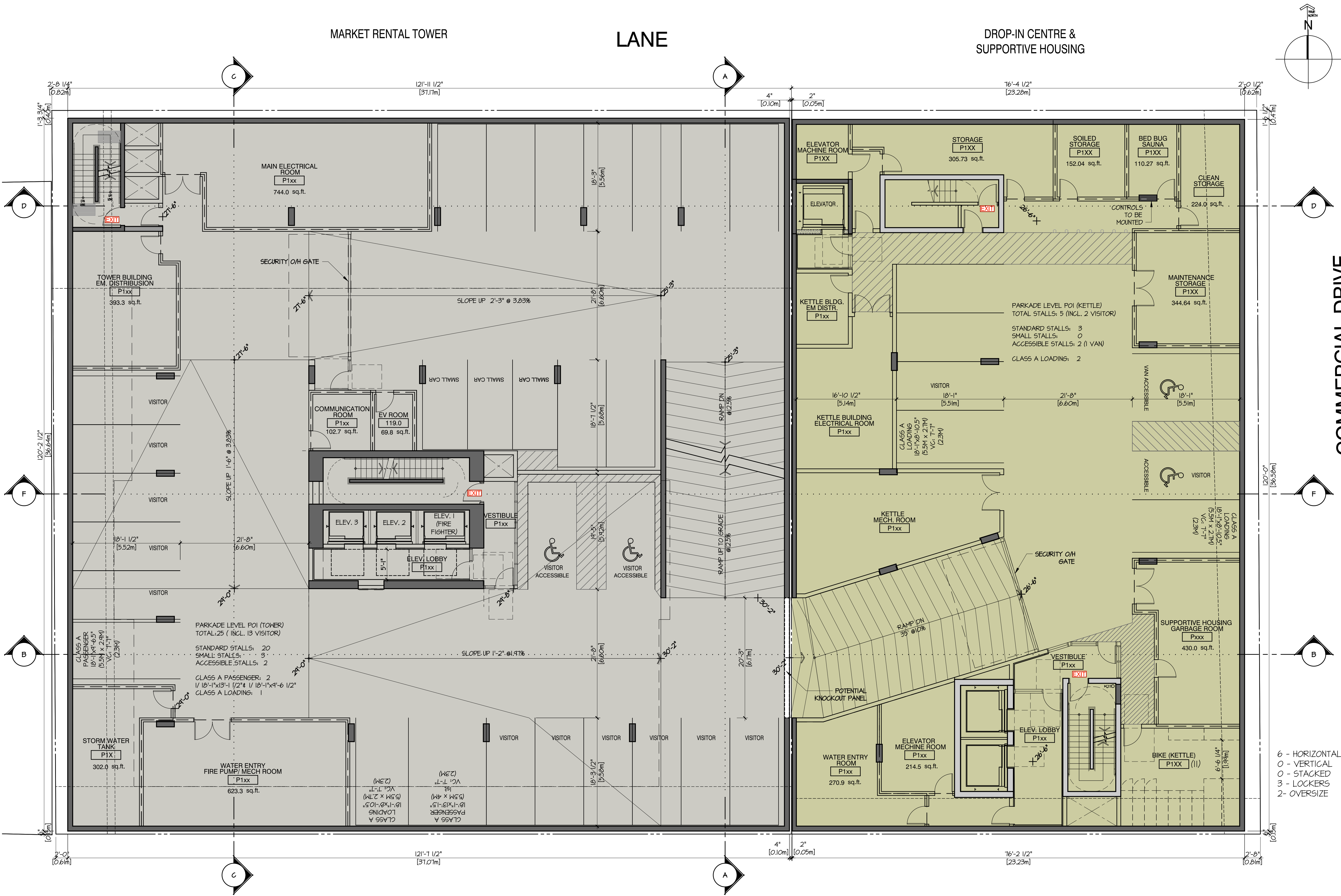
MARKET RENTAL TOWER

LANE

DROP-IN CENTRE &
SUPPORTIVE HOUSING

COMMERCIAL DRIVE

EAST PENDER STREET



CLIENT

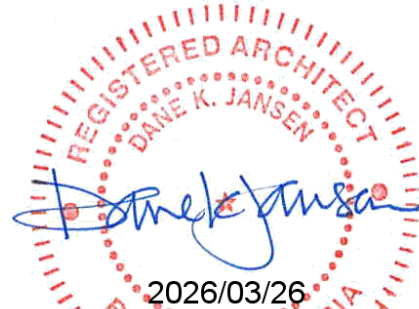


NO. | DATE | ISSUE

- 1 [2025-08-15] ISSUED FOR REZONING
- 2 [2026-03-26] REISSUED FOR REZONING

NO. | DATE | REVISION

PRELIMINARY
FOR REVIEW ONLY



PROJECT

**COMMERCIAL DRIVE
& EAST PENDER**

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

**LEVEL 01
FLOOR PLANS**

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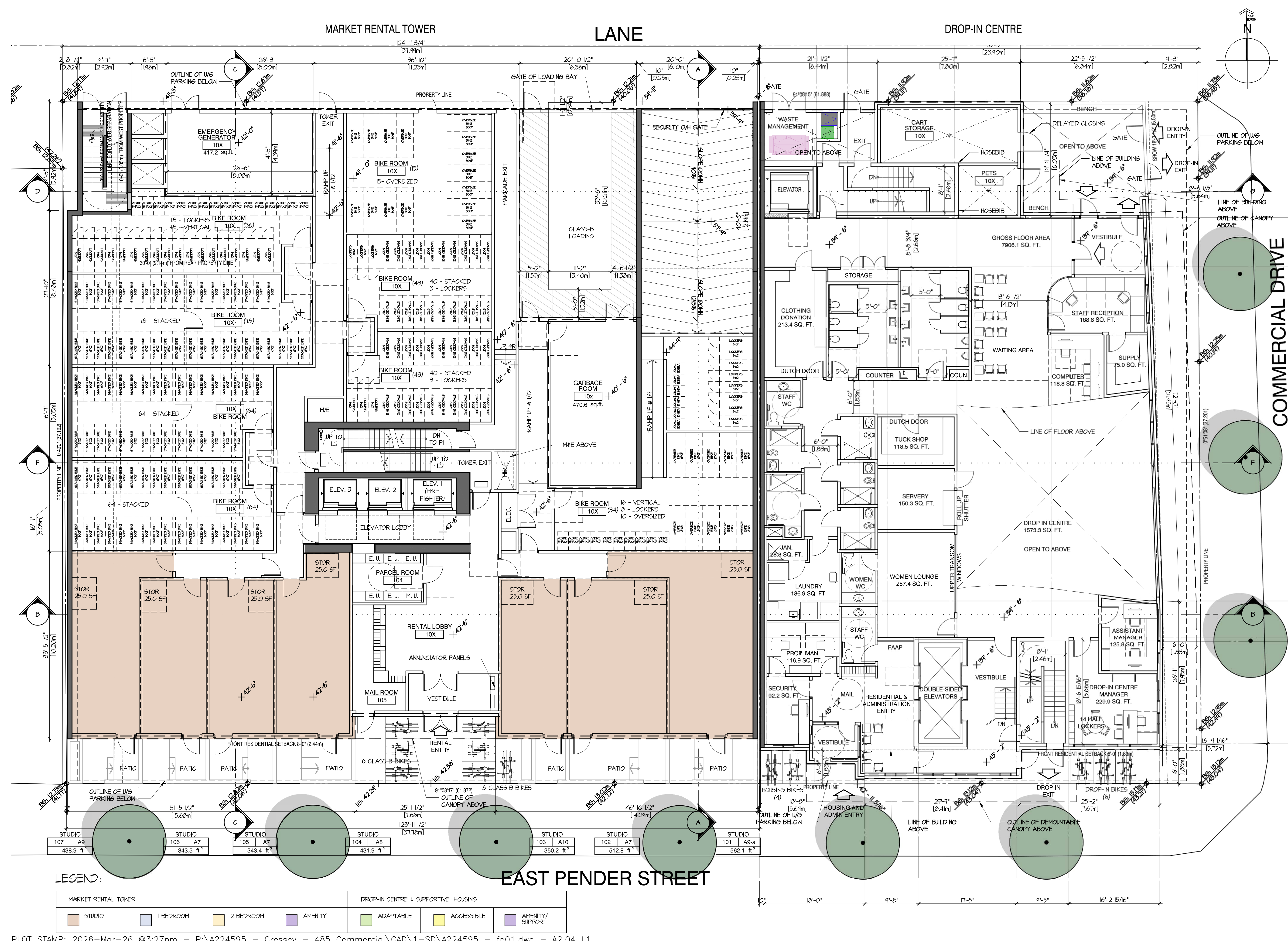
PROJECT A224595

DRAWN TB CHECKED DJ

SCALE 1/8" = 1' - 0"

DATE 2025-02-12

A2.04

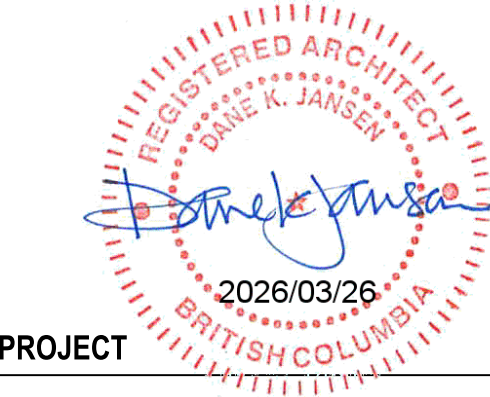


CLIENT



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2 | [2026-03-26] | REISSUED FOR REZONING

NO. | DATE | REVISION



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

LEVEL 02 FLOOR PLANS

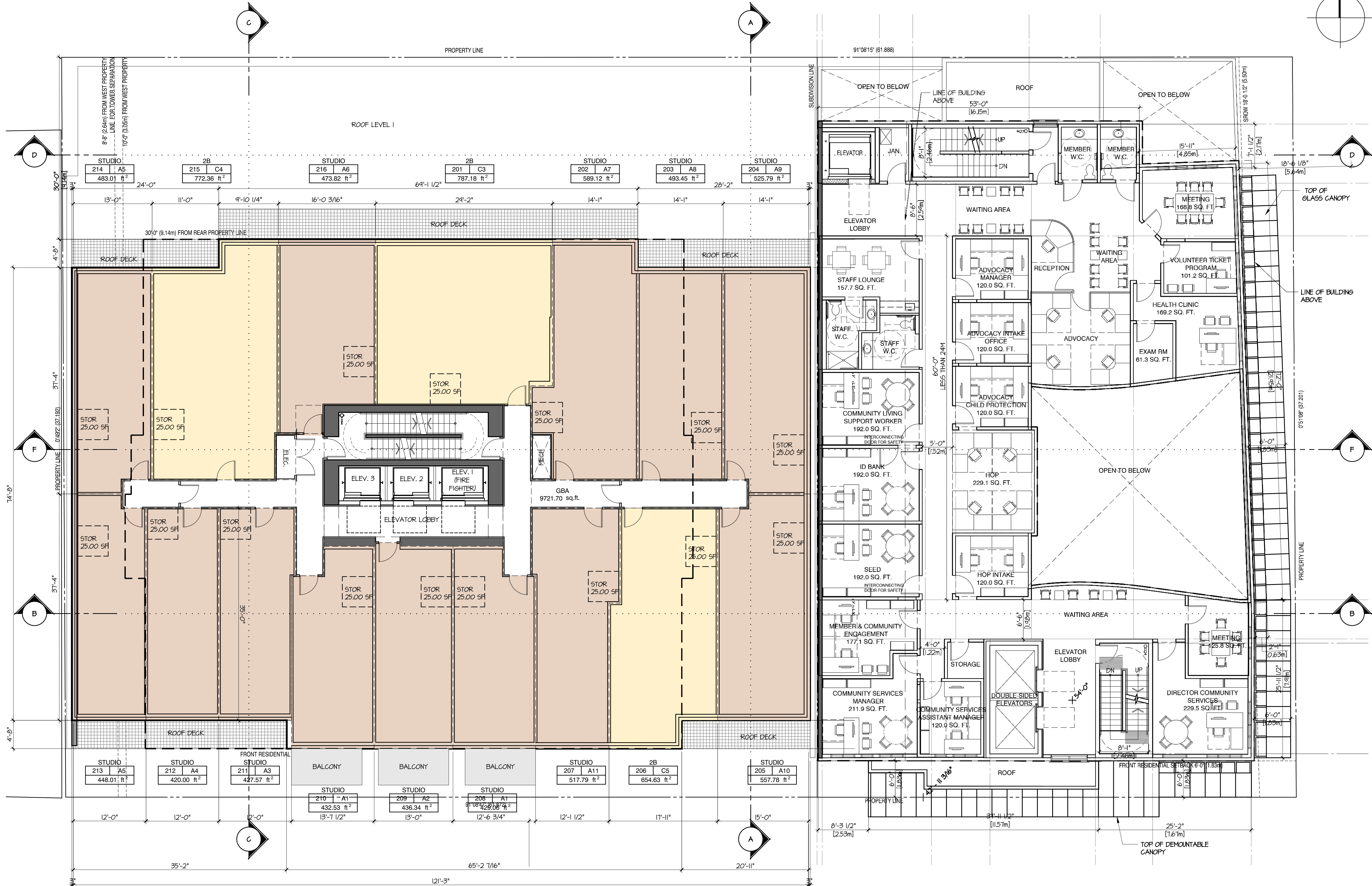
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PROJECT A224595
DRAWN TB CHECKED DJ

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

A2.05



LEGEND:

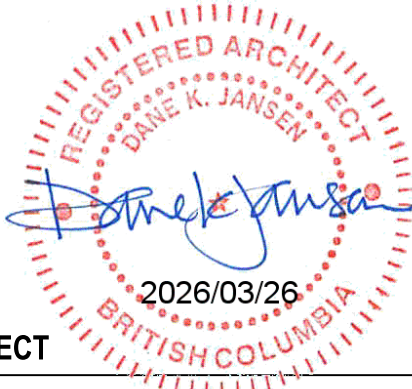
MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY/SUPPORT

CLIENT



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**LEVEL 03
FLOOR PLANS**

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PROJECT A224595
DRAWN TB CHECKED DJ

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

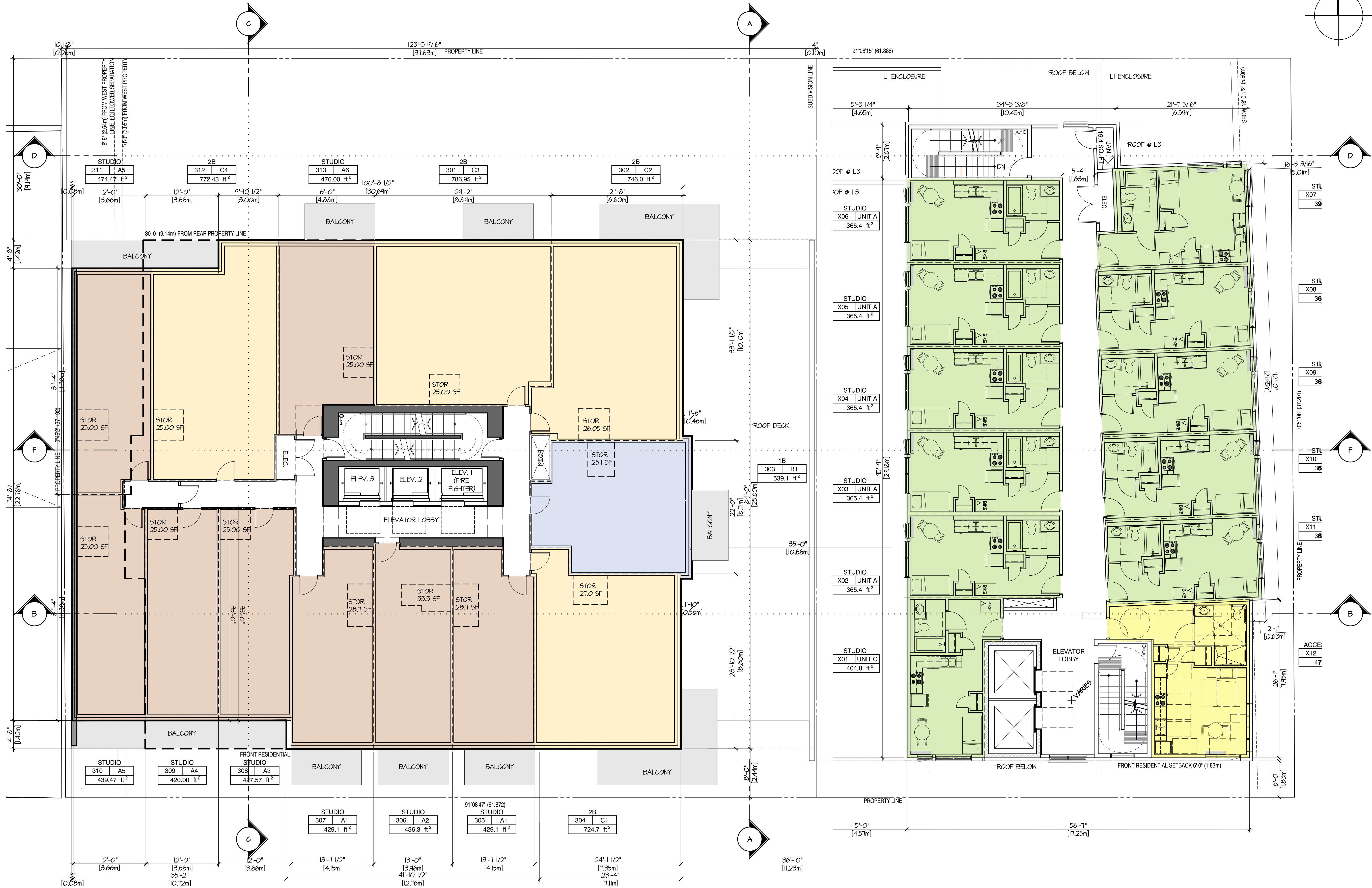
A2.06



LEGEND:

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

PLOT STAMP: 2026-Mar-26 @3:27pm - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp03.dwg - A2.06



LEGEND:

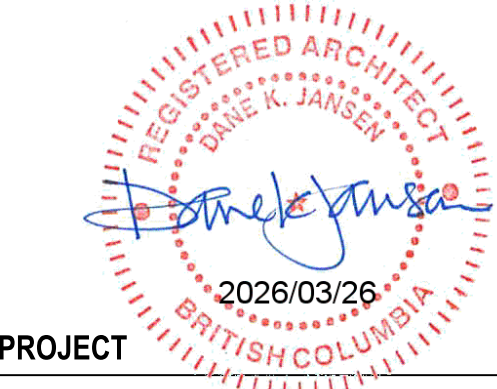
MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY/SUPPORT

CLIENT



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2 | [2026-03-26] REISSUED FOR REZONING

NO. | DATE | REVISION



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**LEVEL 05
FLOOR PLANS**

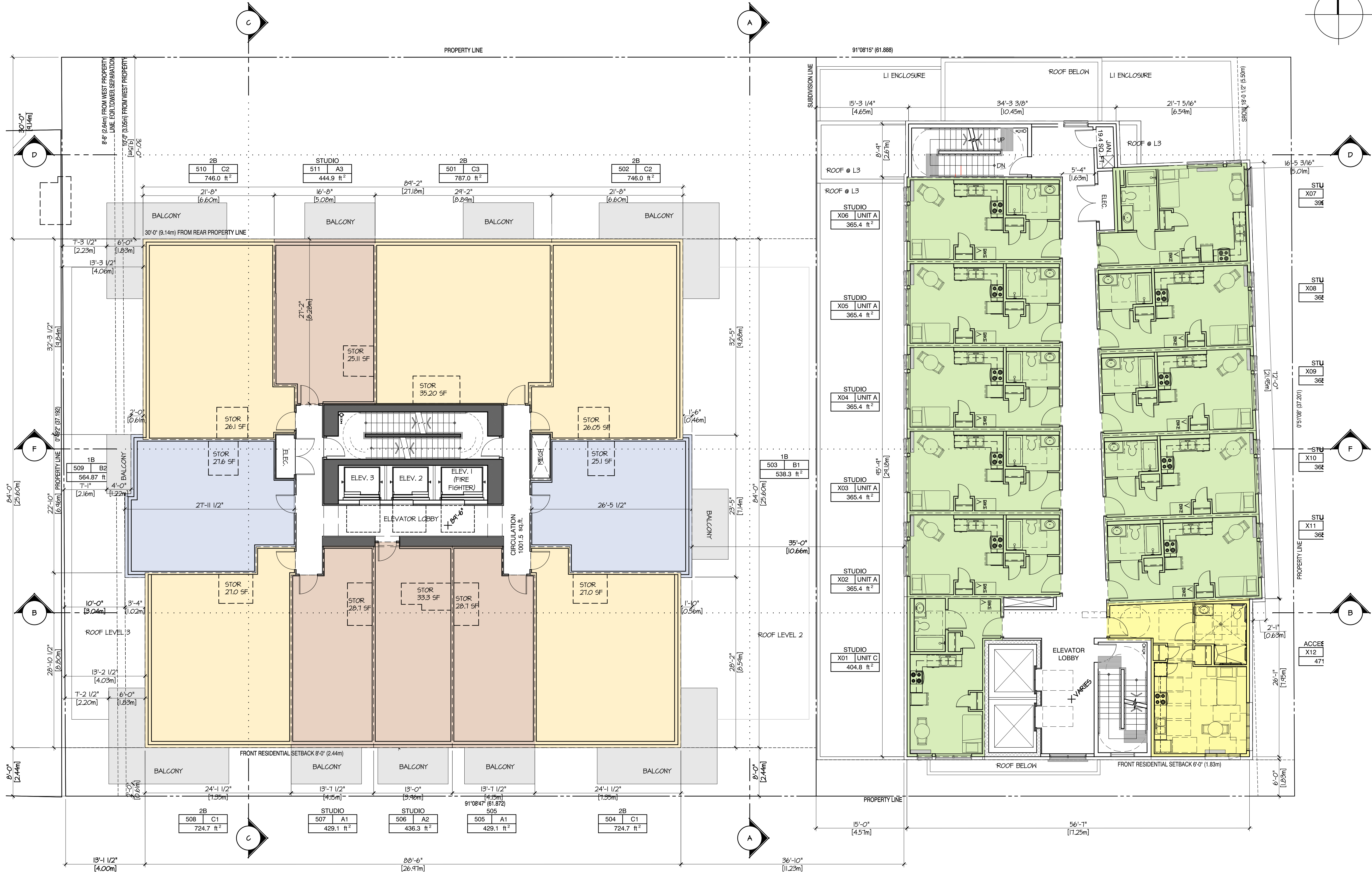
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PROJECT A224595
DRAWN TB CHECKED DJ

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

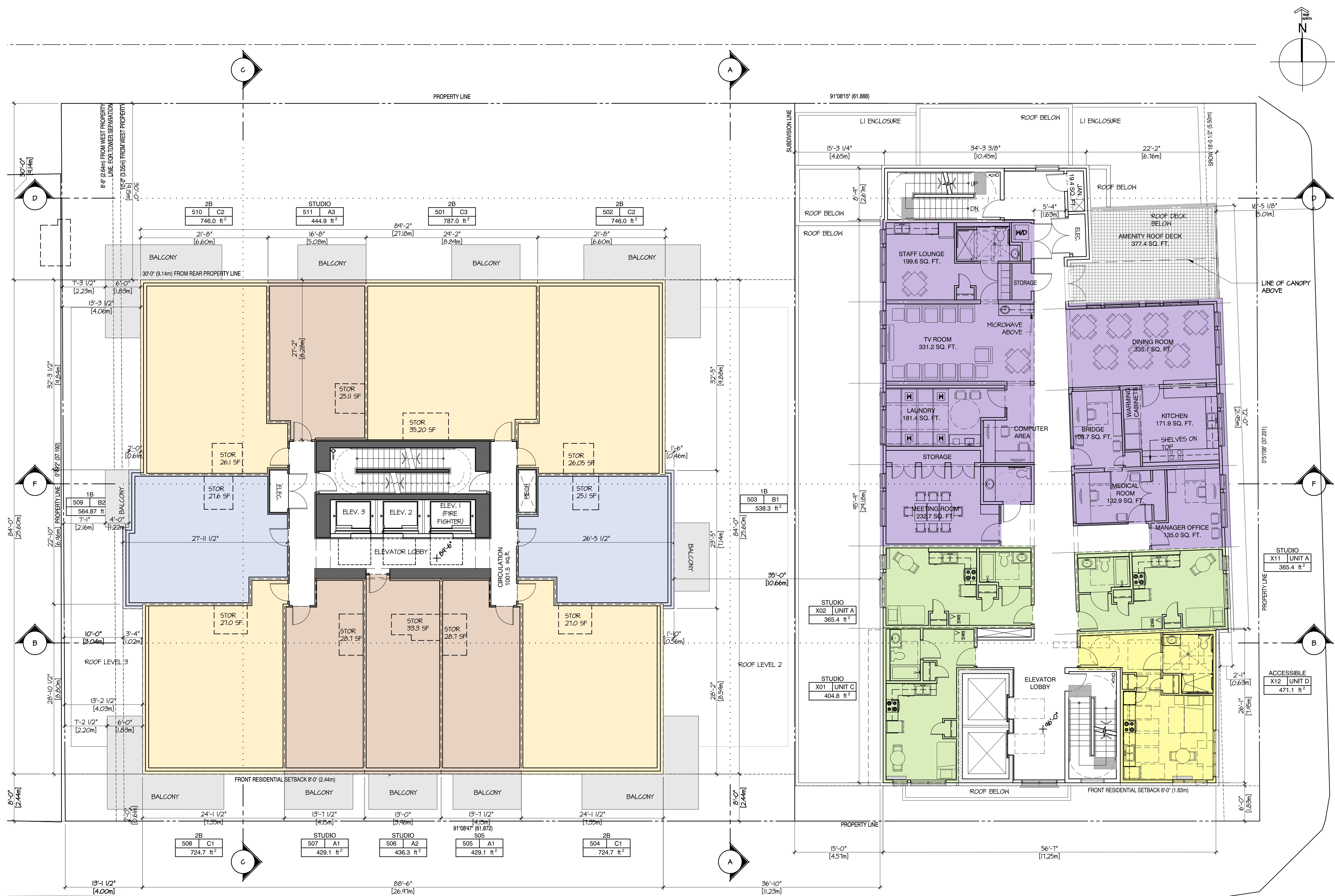
A2.08



LEGEND:

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

PLOT STAMP: 2026-Mar-26 @3:27pm - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp05.dwg - A2.08



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

PLOT STAMP: 2026-Mar-26 @3:38pm - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp06.dwg - A2.09

DRAWN TB **CHECKED** DJ

DATE 2025-02-12

CLIENT



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NO. | DATE | REVISION



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

TOWER LEVEL 07 FLOOR PLAN AND KETTLE MECHANICAL ROOM PLAN

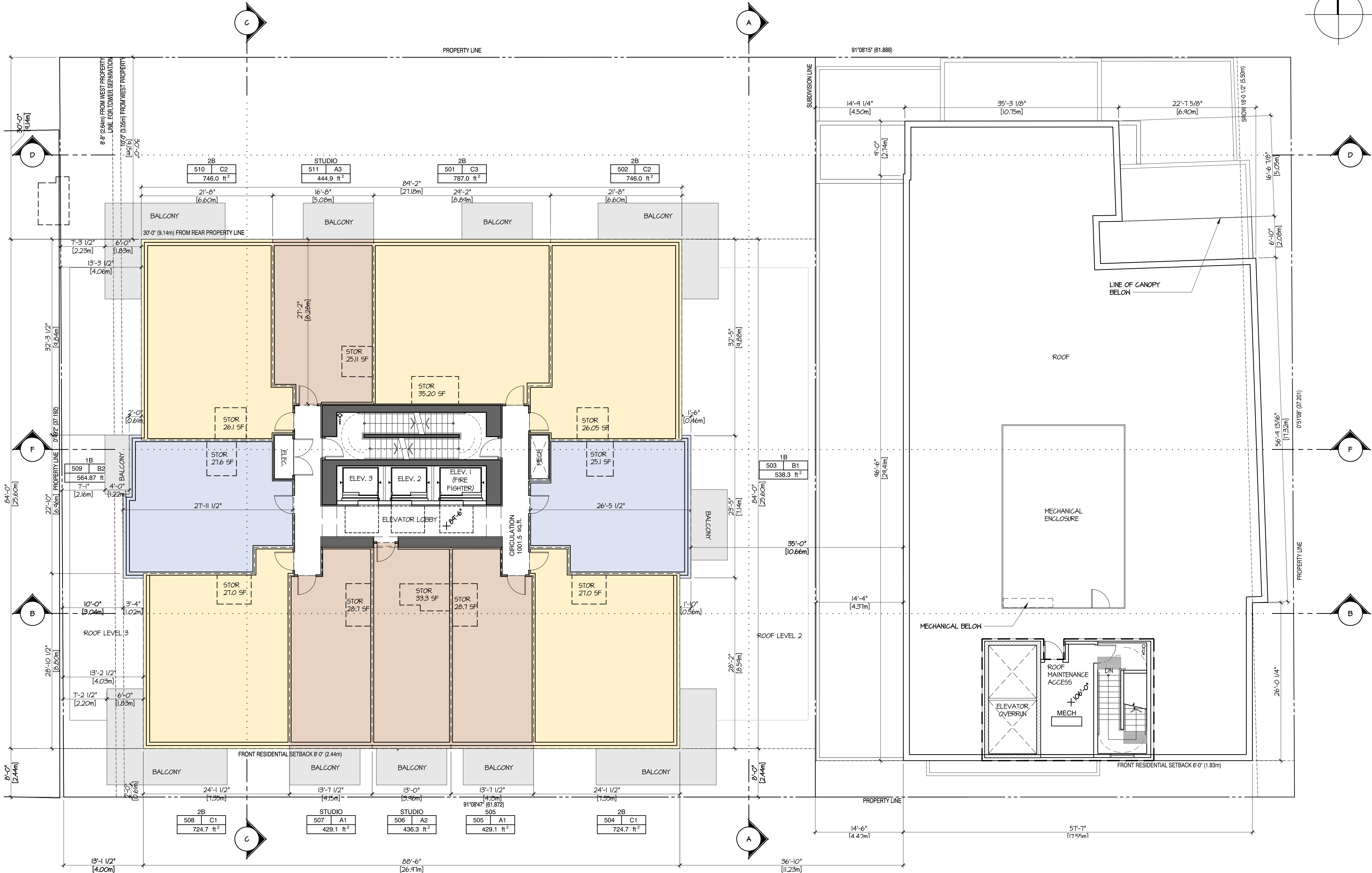
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PROJECT A224595
DRAWN TB CHECKED DJ

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

A2.10



LEGEND:

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

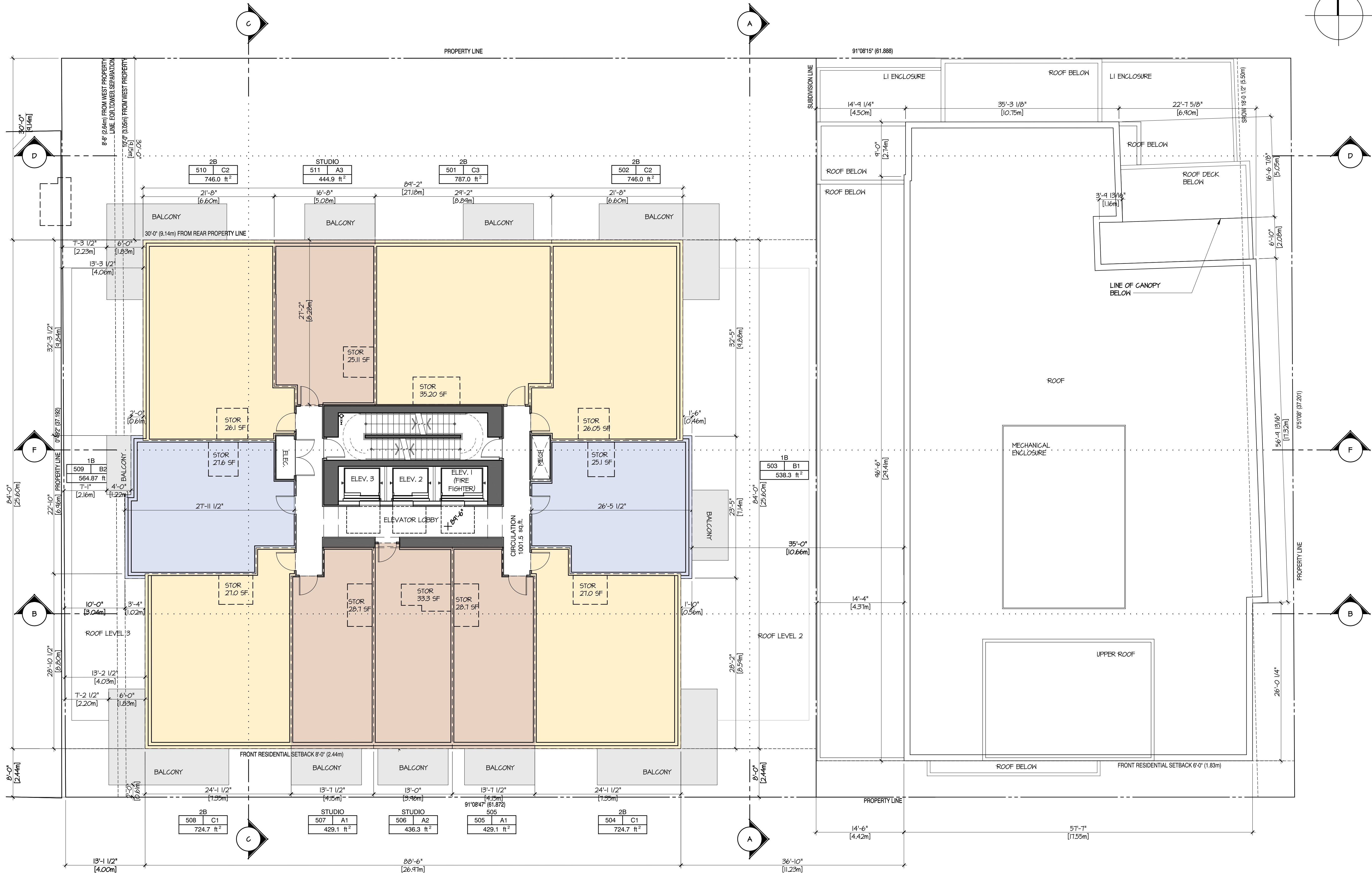
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CLIENT



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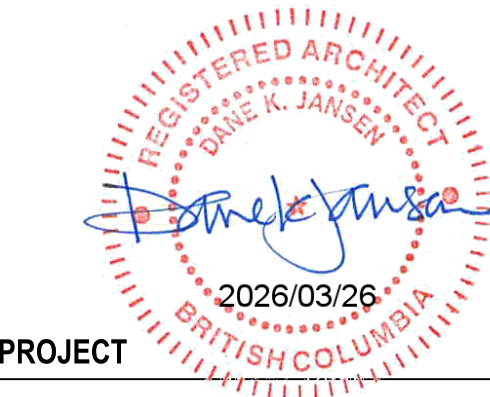
NO. | DATE | REVISION



LEGEND:

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

PLOT STAMP: 2026-Mar-26 @3:28pm - P:\A224595 - Cressey - 485 Commercial\CAD\1-SD\A224595 - fp08-21.dwg - A2.11



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**TOWER TYPICAL
FLOOR PLAN AND
KETTLE ROOF PLAN**

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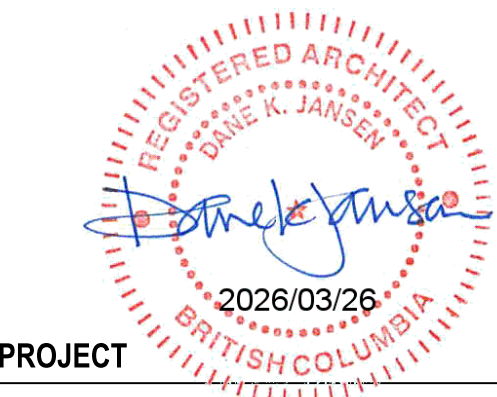
PROJECT A224595
DRAWN TB CHECKED DJ

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

A2.11



- 1 | [2025-08-15] | ISSUED FOR REZONING
2 | [2026-03-26] | REISSUED FOR REZONING



COMMERCIAL DRIVE
& EAST PENDER

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

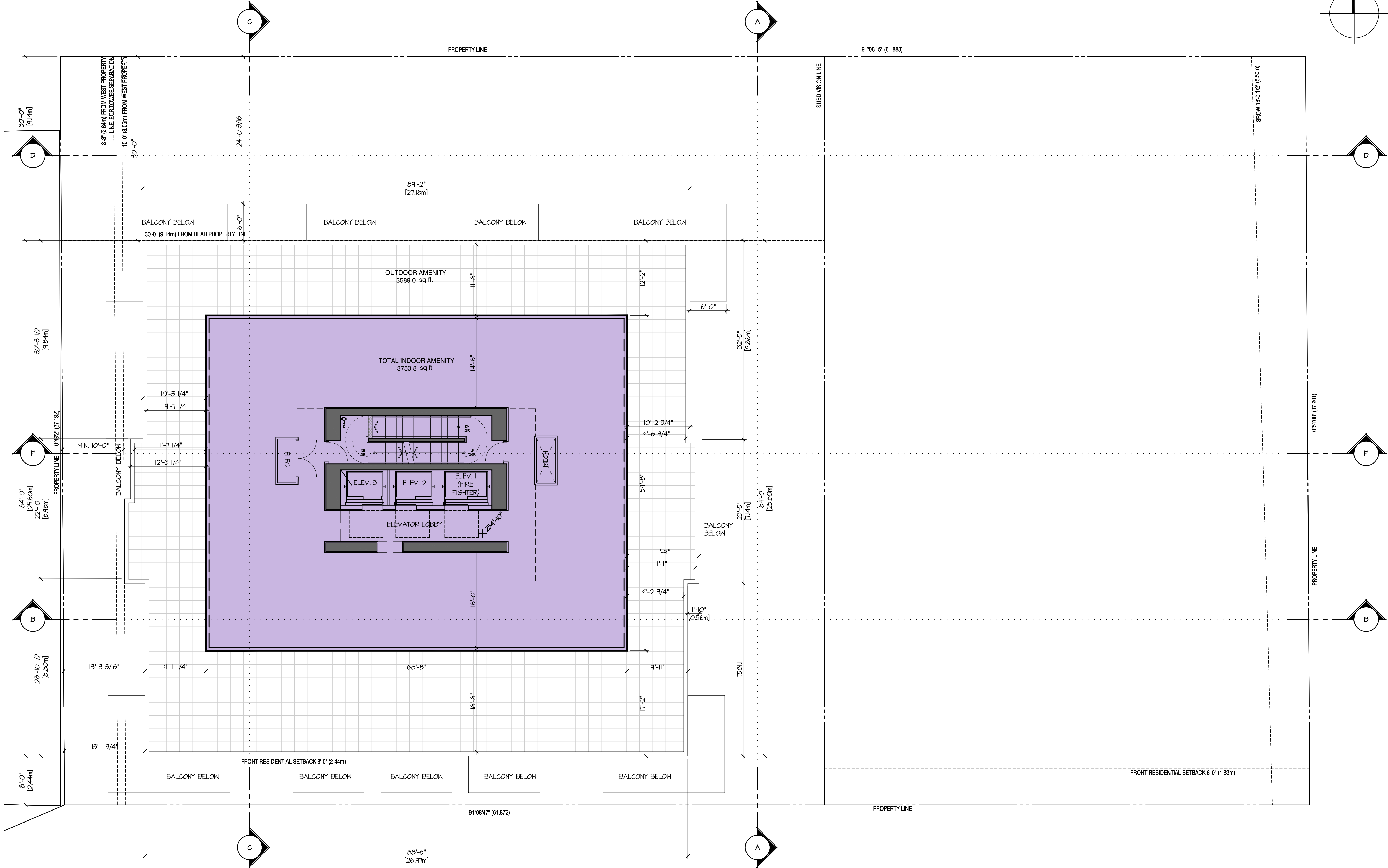
TOWER LEVEL 22
FLOOR PLAN

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A2.12



LEGEND:

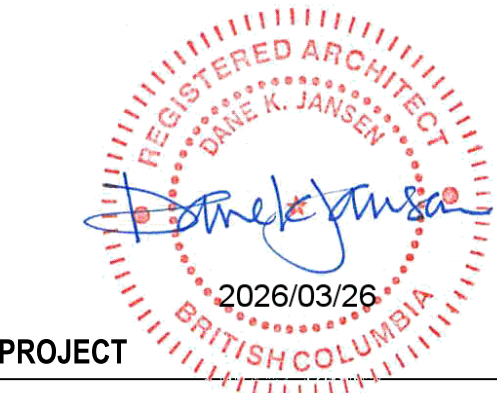
MARKET RENTAL TOWER				DROP-IN CENTRE & SUPPORTIVE HOUSING		
STUDIO	1 BEDROOM	2 BEDROOM	AMENITY	ADAPTABLE	ACCESSIBLE	AMENITY/SUPPORT

CLIENT



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NO.	DATE	REVISION
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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**TOWER MECHANICAL
ROOM PLAN**

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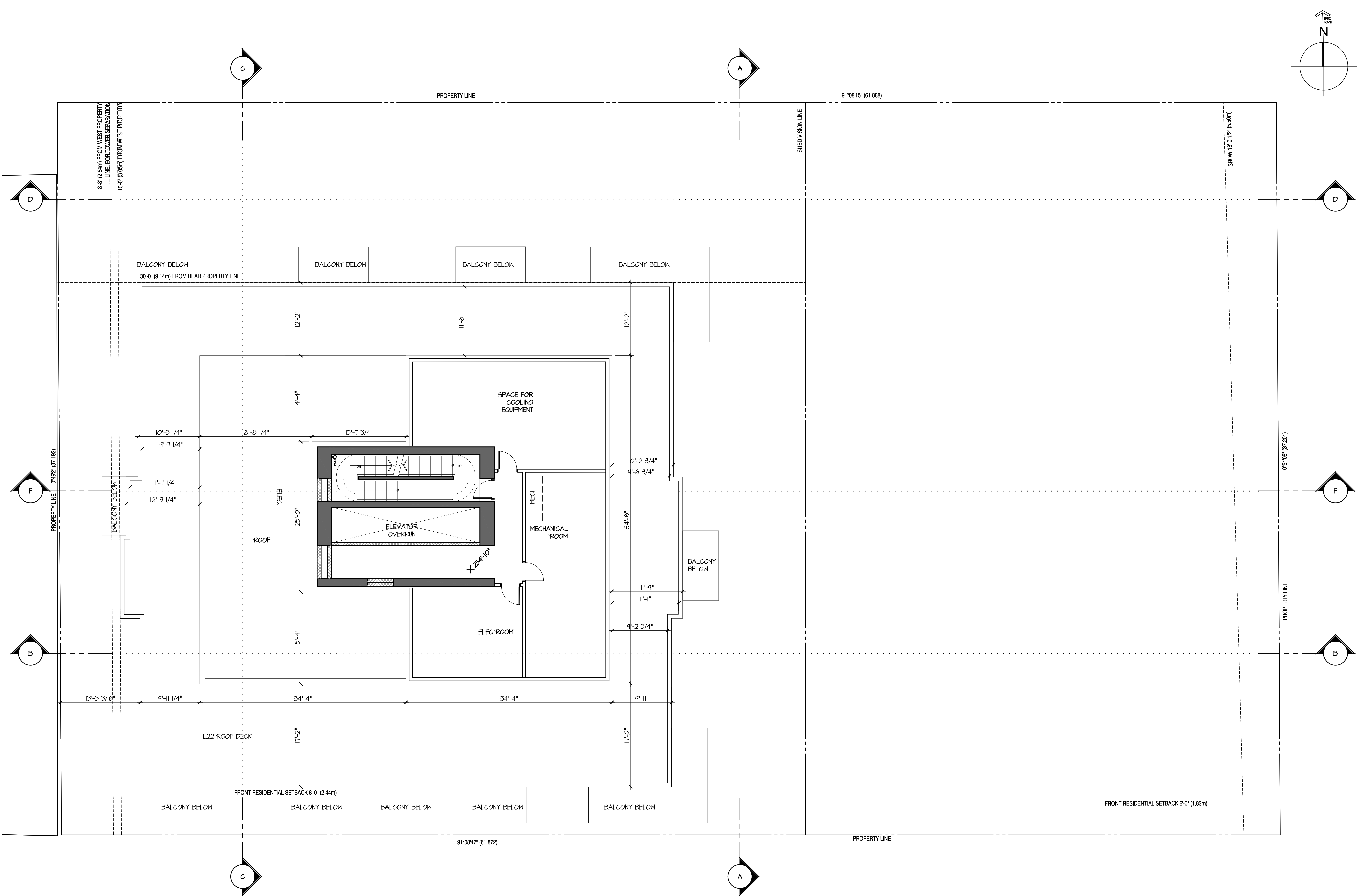
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PROJECT A224595
DRAWN TB **CHECKED** DJ

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

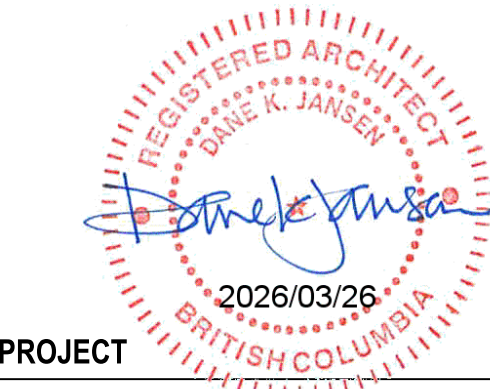


A2.13





- 1 [2025-08-15] ISSUED FOR REZONING
2 [2026-03-26] REISSUED FOR REZONING



COMMERCIAL DRIVE
& EAST PENDER

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

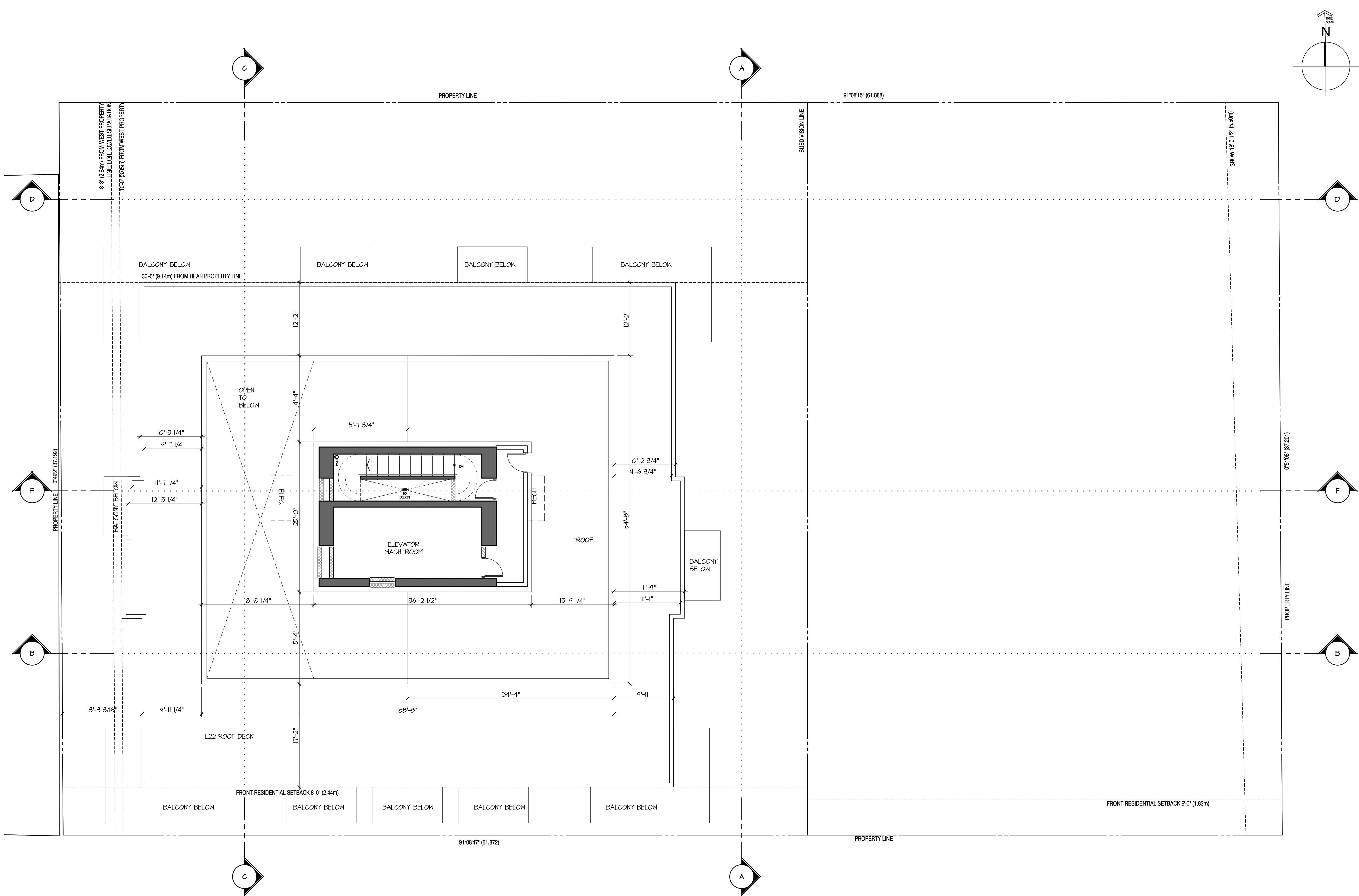
TOWER ELEVATOR
MACHINE ROOM PLAN

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A2.14



MARKET RENTAL TOWER

LANE

DROP-IN CENTRE AND SOCIAL / SUPPORTIVE HOUSING

CLIENT

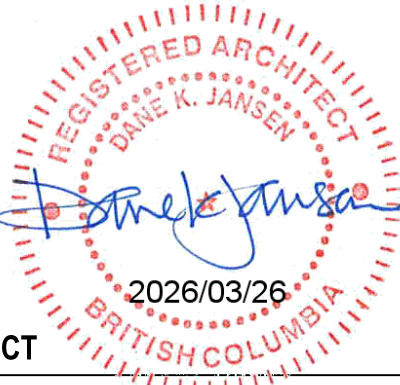
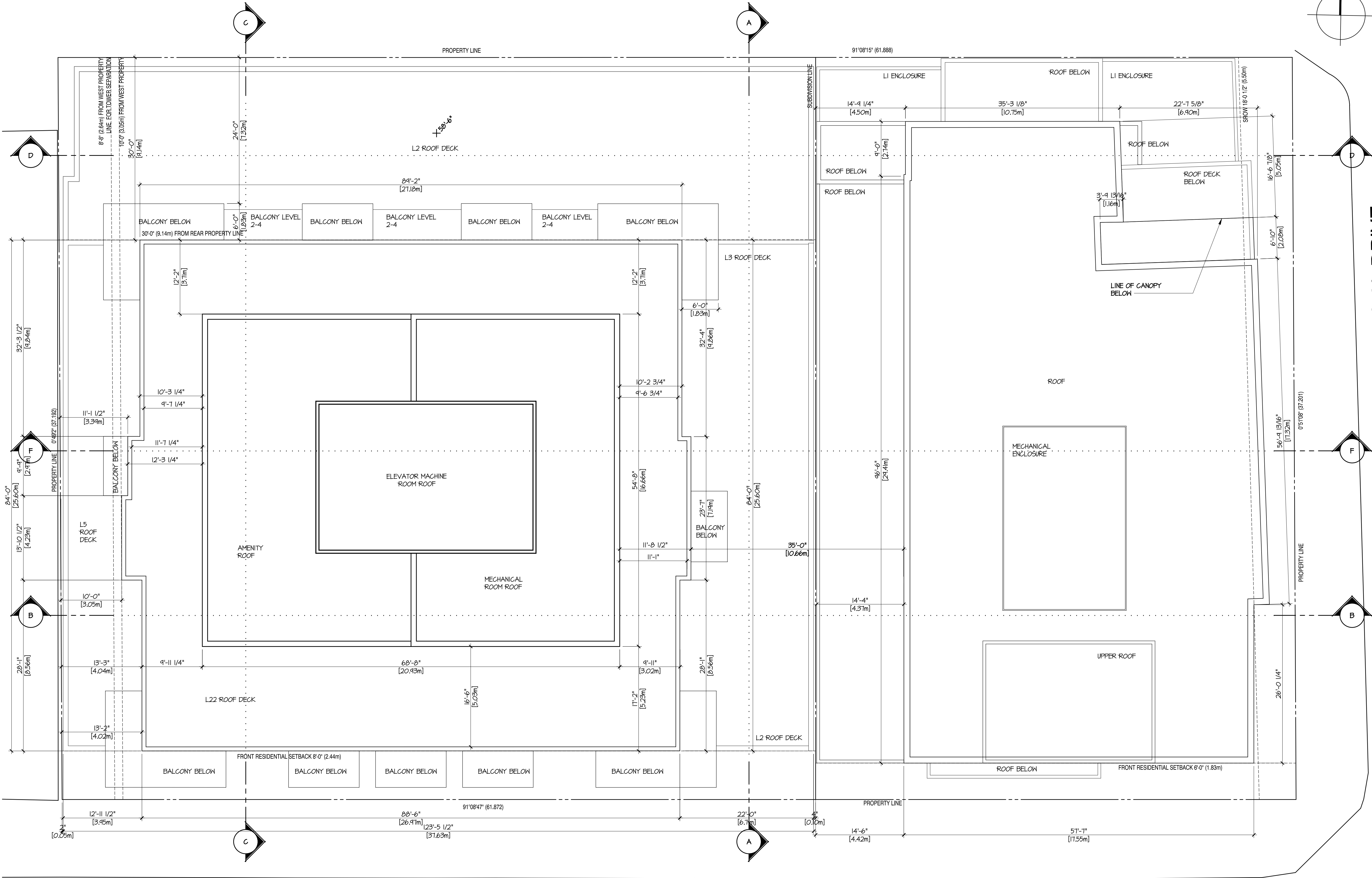
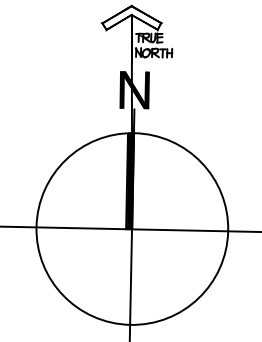


NO. | DATE | ISSUE
1 | [2025-08-15] | ISSUED FOR REZONING
2 | [2026-03-26] | REISSUED FOR REZONING

NO. | DATE | REVISION

COMMERCIAL DRIVE

EAST PENDER STREET



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

ROOF PLAN

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PROJECT A224595
DRAWN TB CHECKED DJ

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

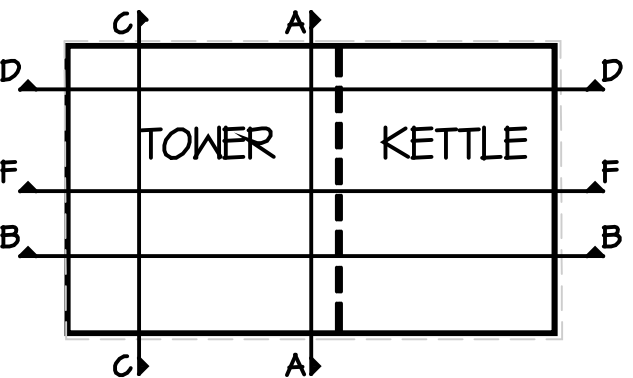


A2.15



- NO. | DATE | ISSUE
- 1 [2025-08-15] ISSUED FOR REZONING
 - 2 [2026-03-26] REISSUED FOR REZONING

- NO. | DATE | REVISION



PROJECT
COMMERCIAL DRIVE
& EAST PENDER

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

BUILDING SECTIONS
SECTION A & B

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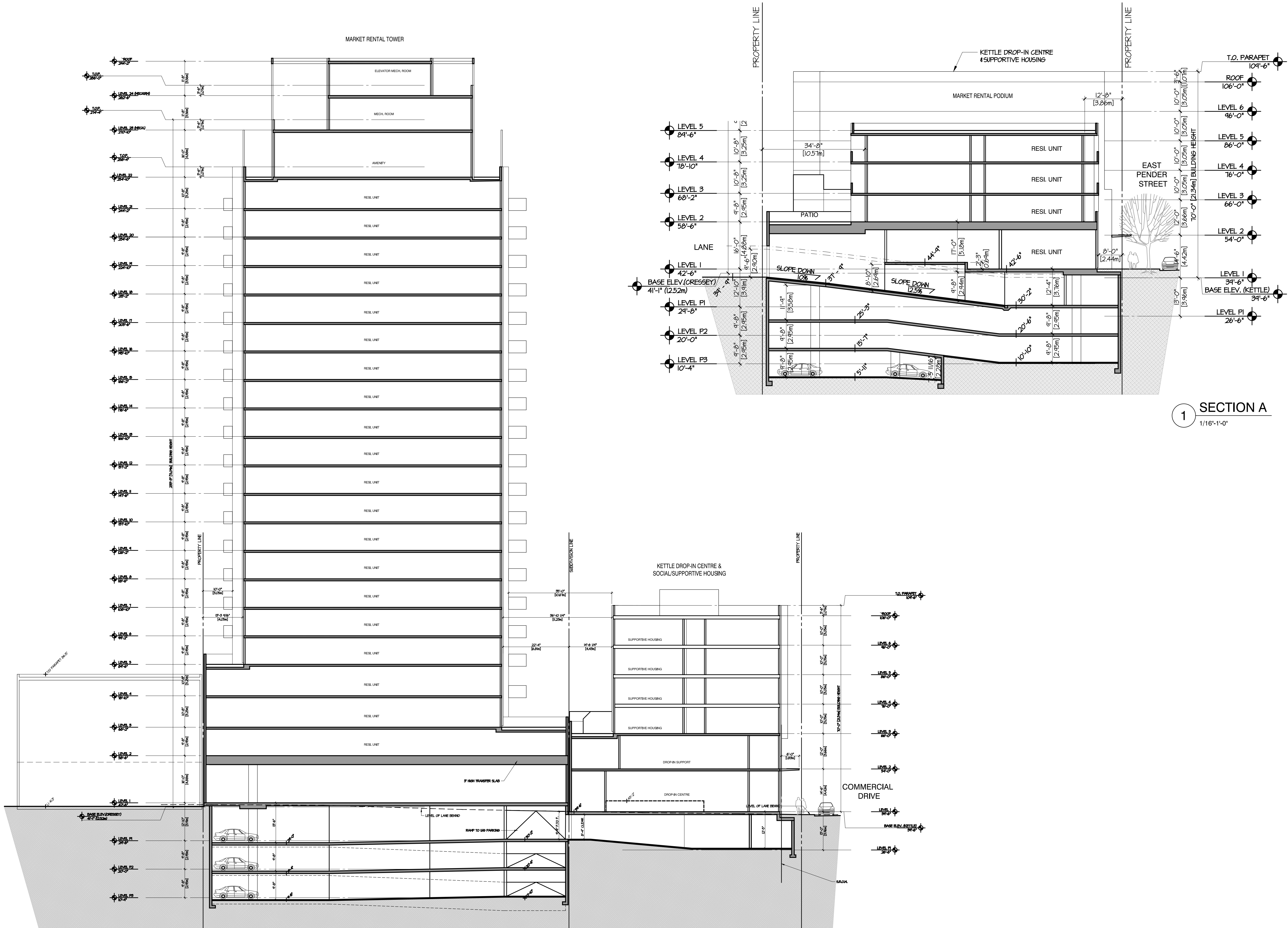
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PROJECT A224595
DRAWN FX CHECKED DJ

SCALE 1/16"=1'-0"
DATE 2025-07-12



A4.01



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

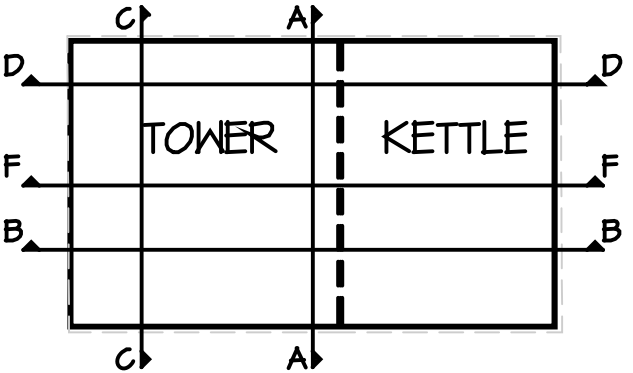
2 SECTION B
1/16"=1'-0"

CLIENT



NO.	DATE	ISSUE
1	[2025-08-15]	ISSUED FOR REZONING
2	[2026-03-26]	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**BUILDING SECTIONS
SECTION C**

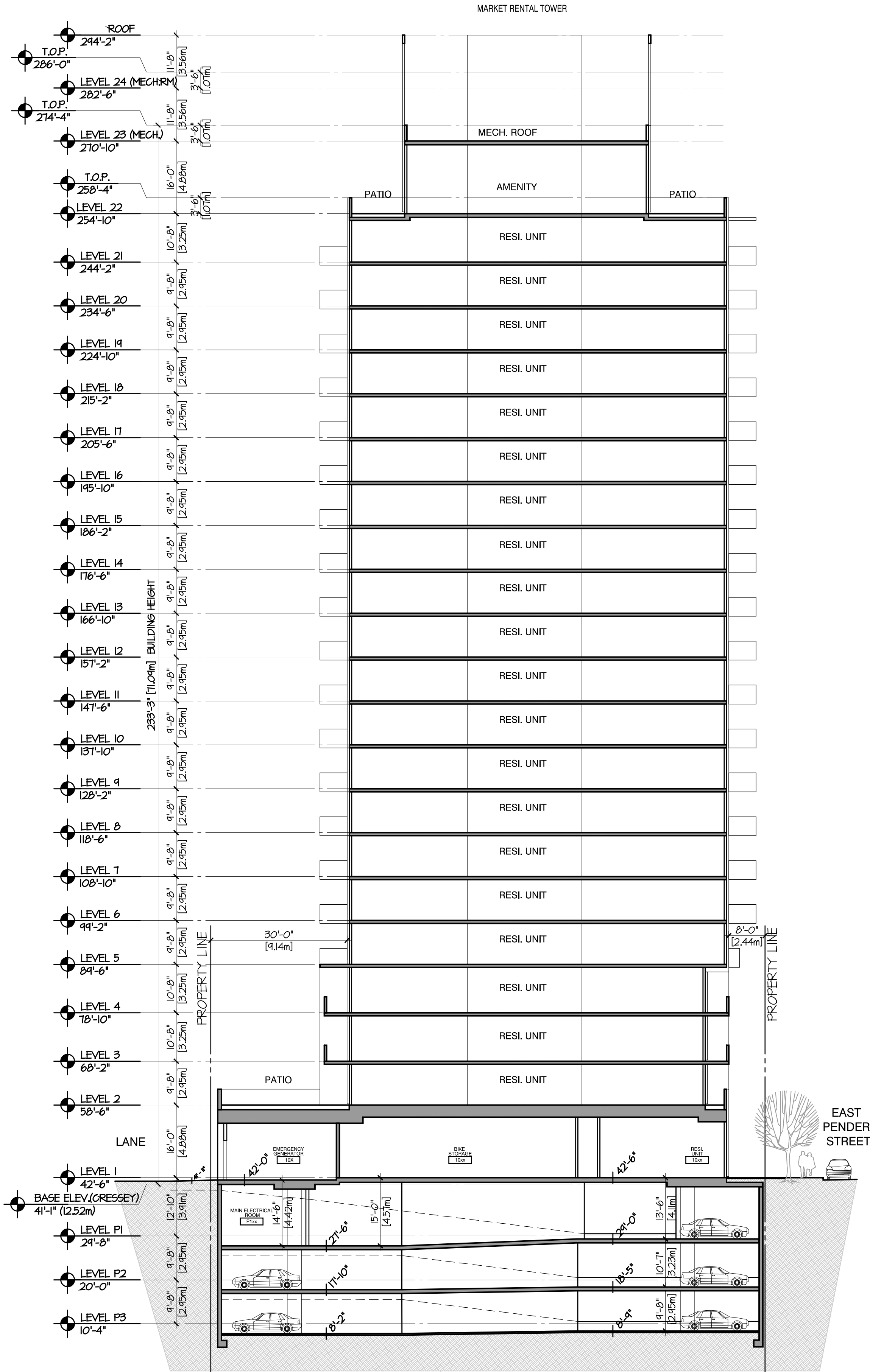
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PROJECT	A224595
DRAWN	FX
CHECKED	DJ
SCALE	AS NOTED
DATE	2025-07-12



A4.02



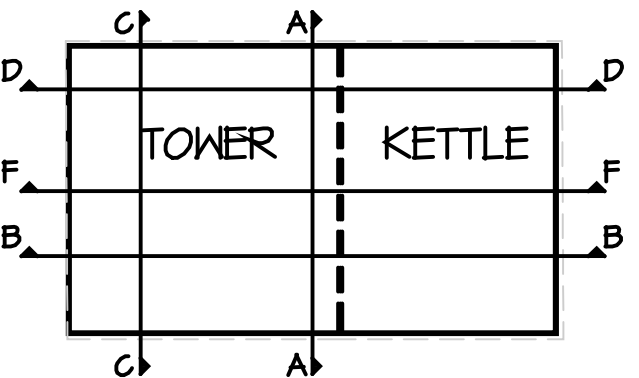
SECTION C
1/16"=1'-0"

CLIENT



NO.	DATE	ISSUE
1	[2025-08-15]	ISSUED FOR REZONING
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PROJECT

COMMERCIAL DRIVE & EAST PENDER

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

BUILDING SECTIONS SECTION D

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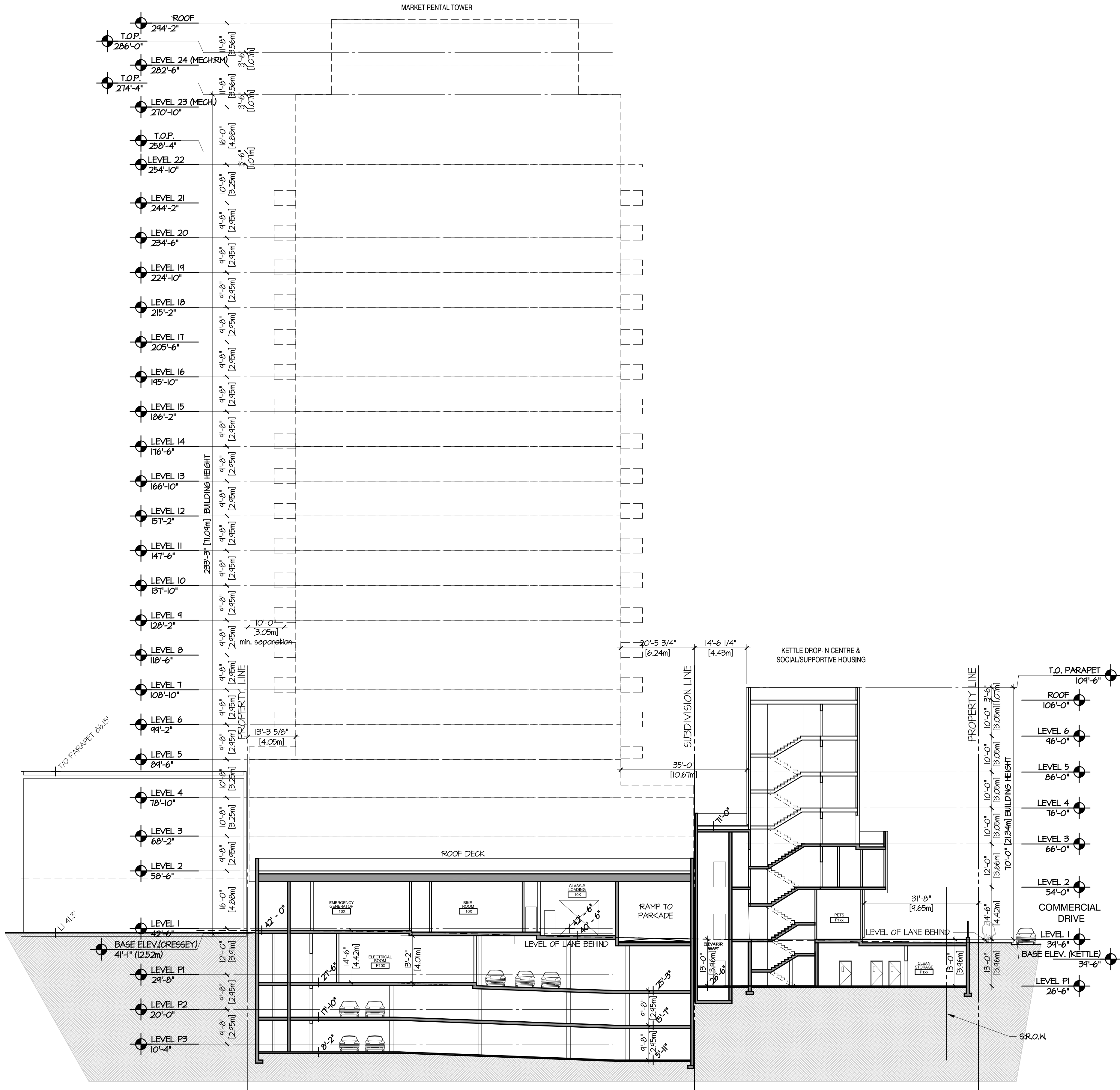
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PROJECT A224595
DRAWN FX CHECKED DJ

SCALE AS NOTED
DATE 2025-07-12



A4.03

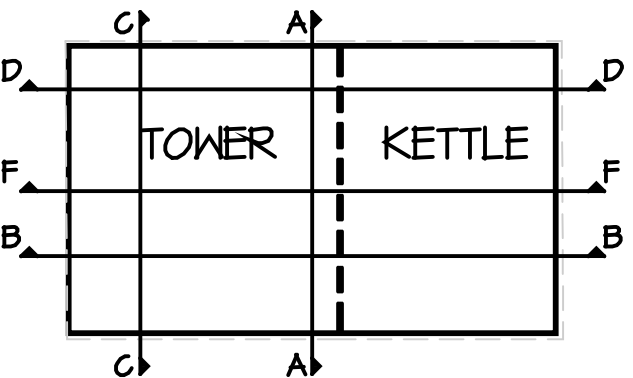


1 SECTION D
1/16"=1'-0"



NO.	DATE	ISSUE
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NO.	DATE	REVISION
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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

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

**BUILDING SECTIONS
SECTION F**

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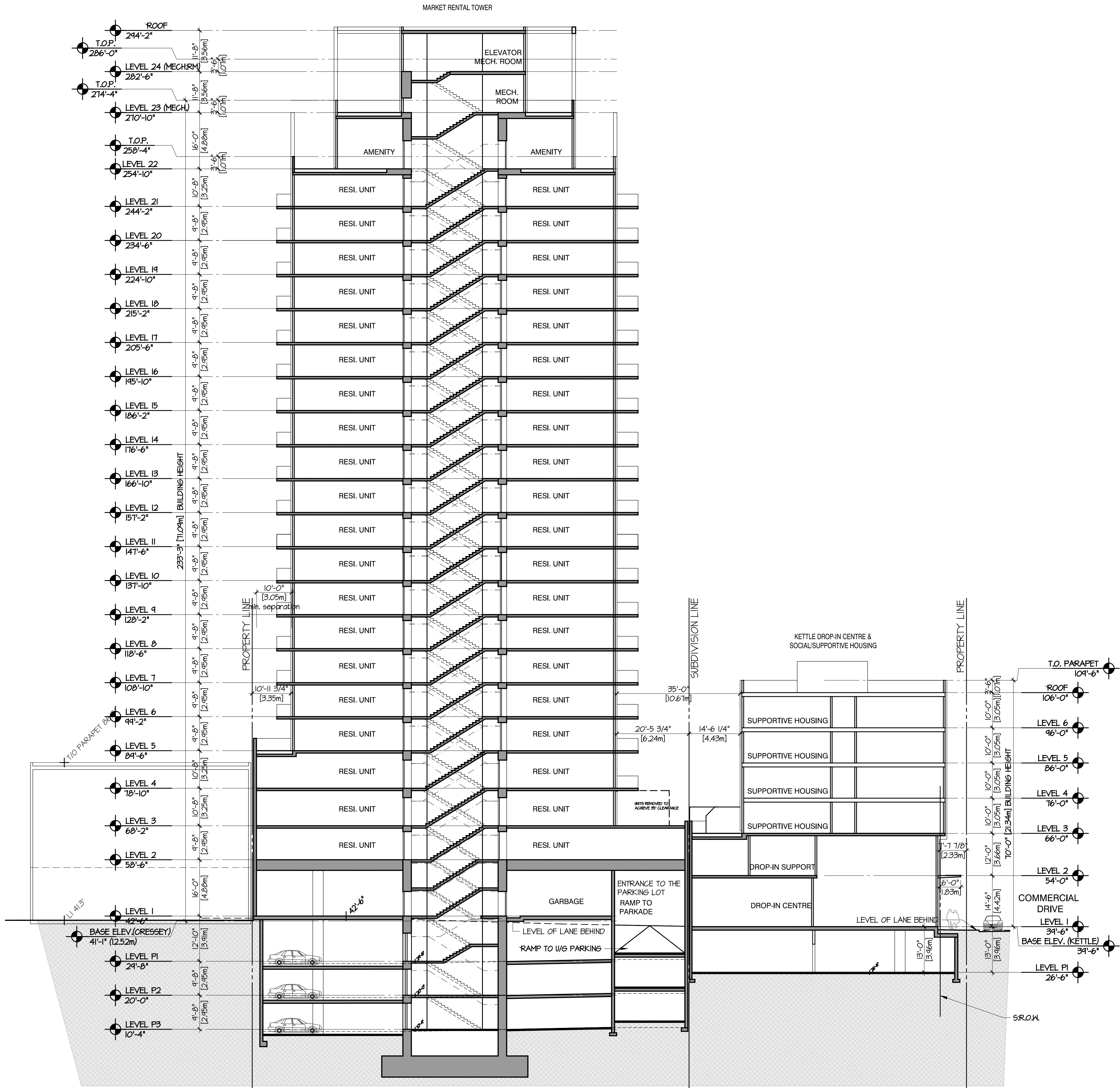
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PROJECT A224595
DRAWN FX CHECKED DJ

SCALE AS NOTED
DATE 2025-02-12



A4.04



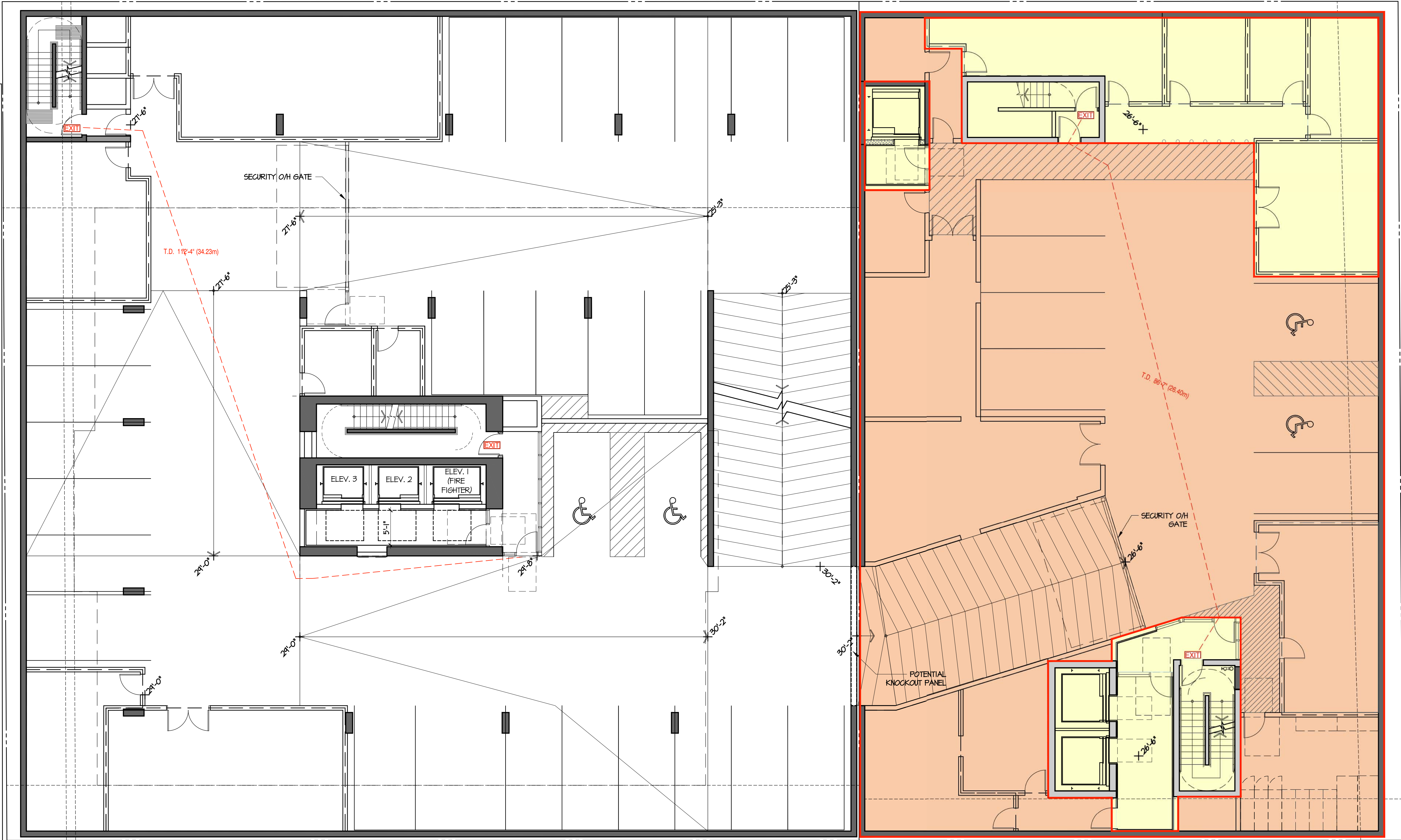
1 SECTION F
1/16"=1'-0"

CLIENT



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1	[2025-08-15]	ISSUED FOR REZONING
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NO.	DATE	REVISION
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LEGEND - KETTLE

	Gross Area - 9145.5 sqft		Drop in		Amenity Area
	Services 6809.9 sqft		Support		
	Supportive/ Social Housing - 2335.6 sqft				

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PROJECT A224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

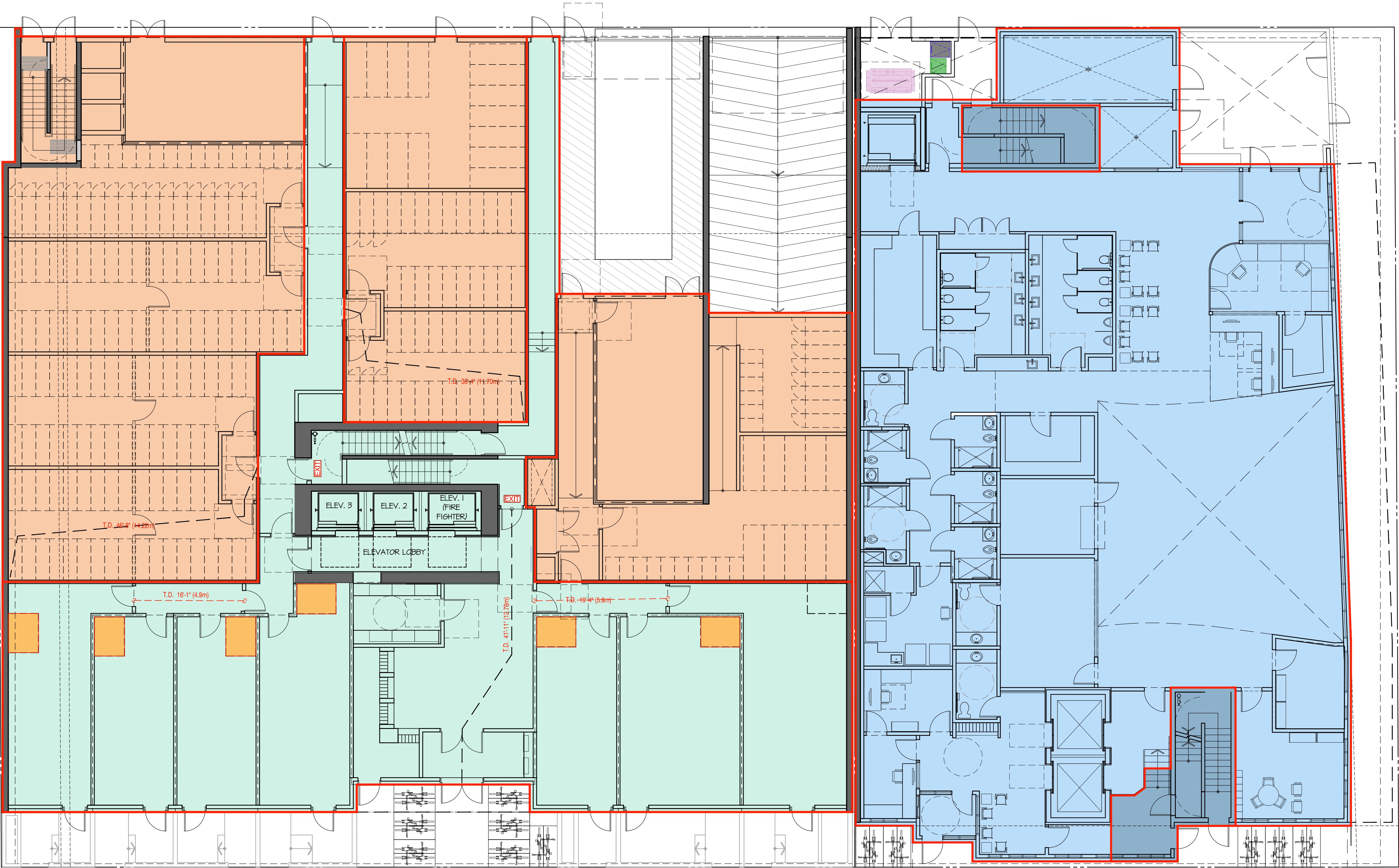
A2.03a

CLIENT



- NO. | DATE | ISSUE
- 1 | [2025-08-15] | ISSUED FOR REZONING
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LEGEND - TOWER

- Gross Area - 12,132.3 sqft
- F.S.R Area - 5445.2 sqft
- Services - 6512.2 sqft
- Amenity Area
- Balcony
- Storage -175 sqft

LEGEND - KETTLE

- Gross Area - 7722.7 sqft
- Services
- Drop in - 7722.7 sqft
- Supportive/ Social Housing
- Support - 485.2 sqft
- Amenity Area

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PROJECT A224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

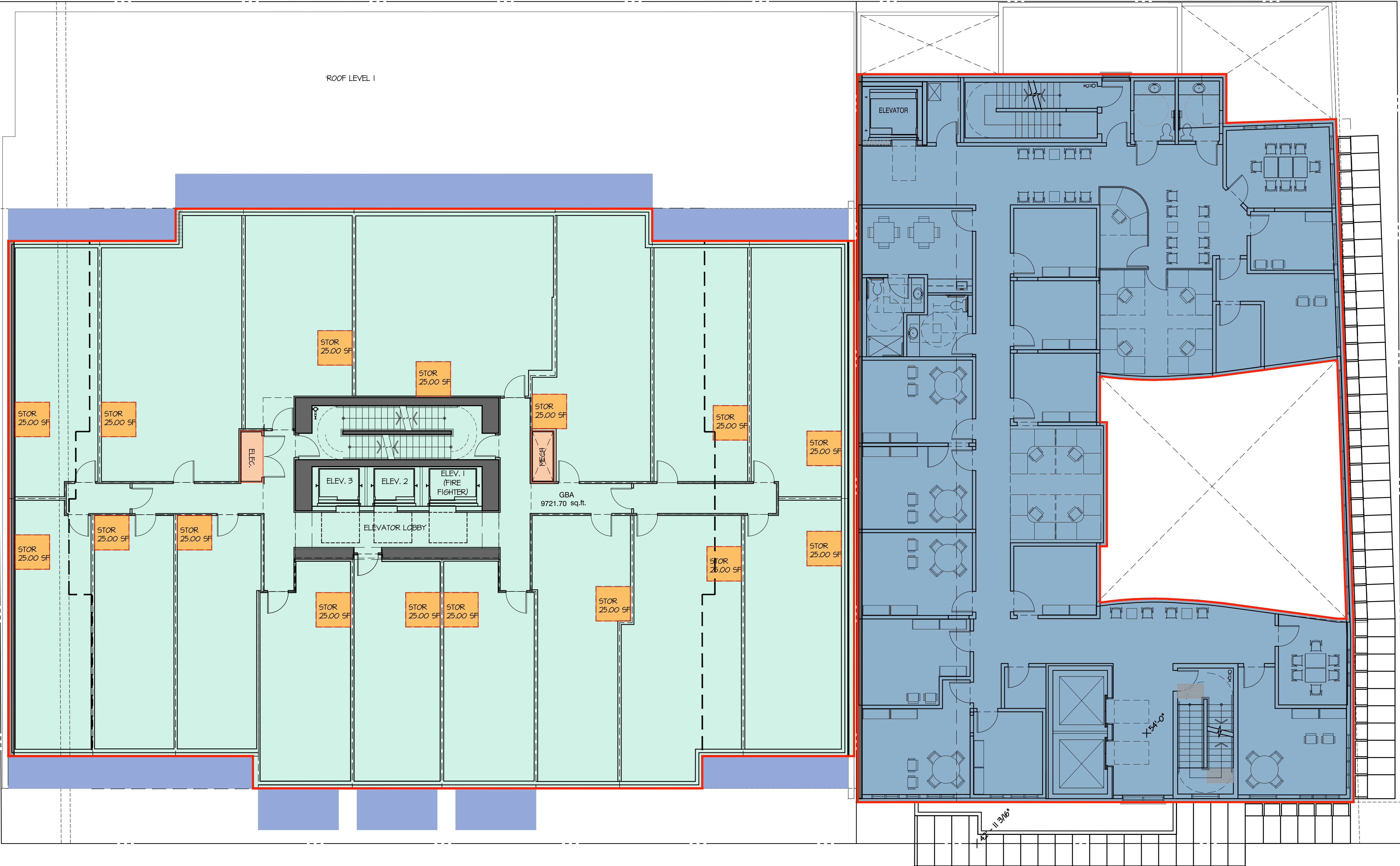
A2.04a

CLIENT



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NO.	DATE	REVISION
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LEGEND - TOWER

- | | | |
|--------------------------------------|----------------------------------|--------------------------------|
| <div></div> Gross Area - 9782.4 sqft | <div></div> Services - 49.9 sqft | <div></div> Balcony |
| <div></div> F.S.R Area - 9332.6 sqft | <div></div> Amenity Area | <div></div> Storage - 400 sqft |

LEGEND - KETTLE

- | | | |
|--------------------------------------|--|-----------------------------------|
| <div></div> Gross Area - 6208.0 sqft | <div></div> Drop in | <div></div> Support - 6208.0 sqft |
| <div></div> Services | <div></div> Supportive/ Social Housing | <div></div> Amenity Area |



PROJECT

COMMERCIAL DRIVE
& EAST PENDER

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

AREA OVERLAY
LEVEL 02
FLOOR PLANS

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PROJECT A224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

A2.05a

CLIENT



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



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

**AREA OVERLAY
LEVEL 03
FLOOR PLANS**

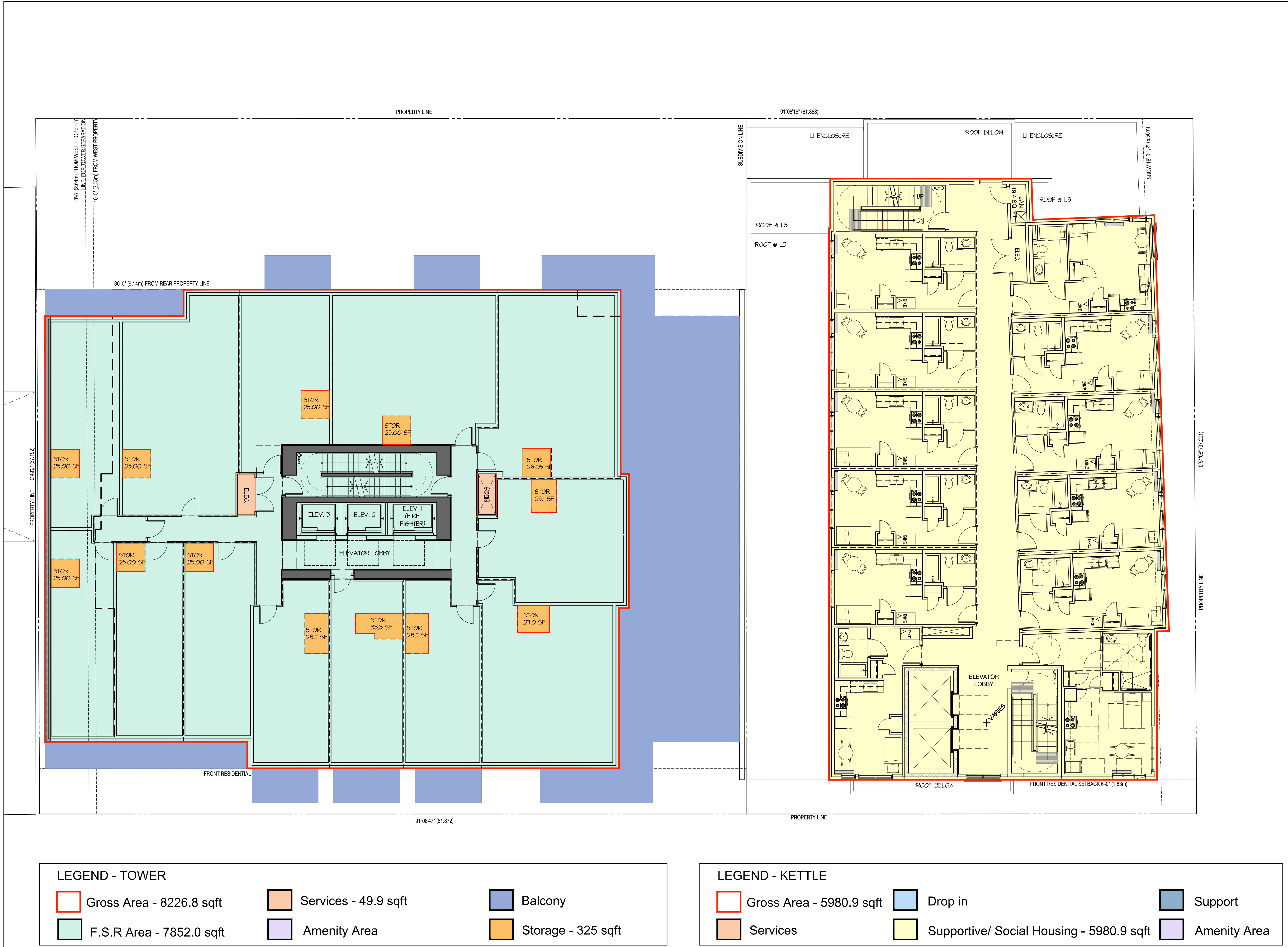
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PROJECT A224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

A2.06a

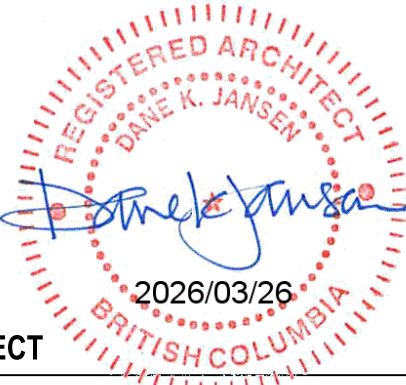


CLIENT



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PROJECT

COMMERCIAL DRIVE
& EAST PENDER

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

AREA OVERLAY
LEVEL 04
FLOOR PLANS

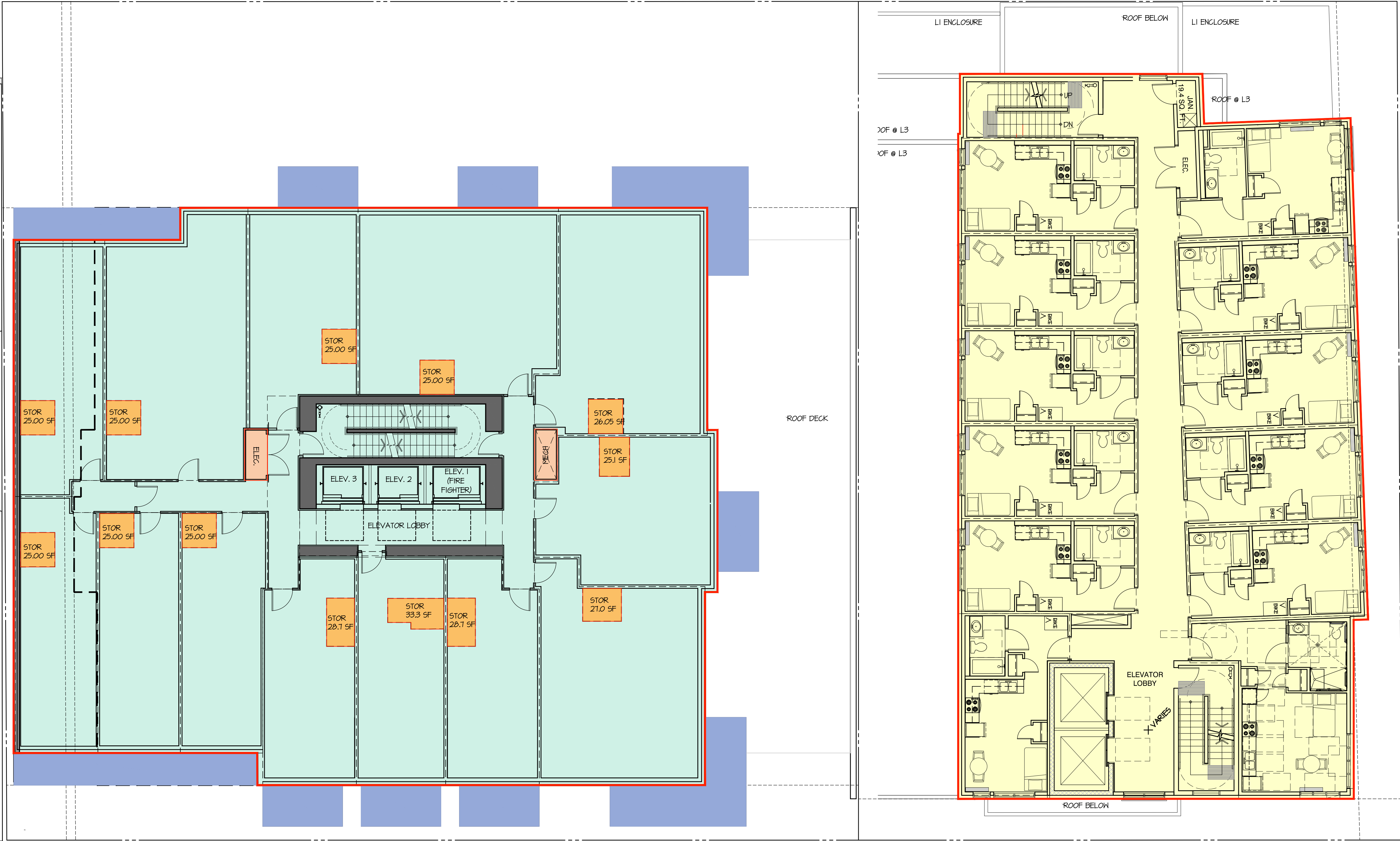
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PROJECTA224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

A2.07a



LEGEND - TOWER

	Gross Area - 8226.8 sqft		Services - 49.9 sqft		Balcony
	F.S.R Area - 7852.0 sqft		Amenity Area		Storage - 325 sqft

LEGEND - KETTLE

	Gross Area - 5980.9 sqft		Drop in		Support
	Services		Supportive/ Social Housing - 5980.9 sqft		Amenity Area

CLIENT



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NO. | DATE | REVISION



PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**
485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

**AREA OVERLAY
LEVEL 05
FLOOR PLANS**

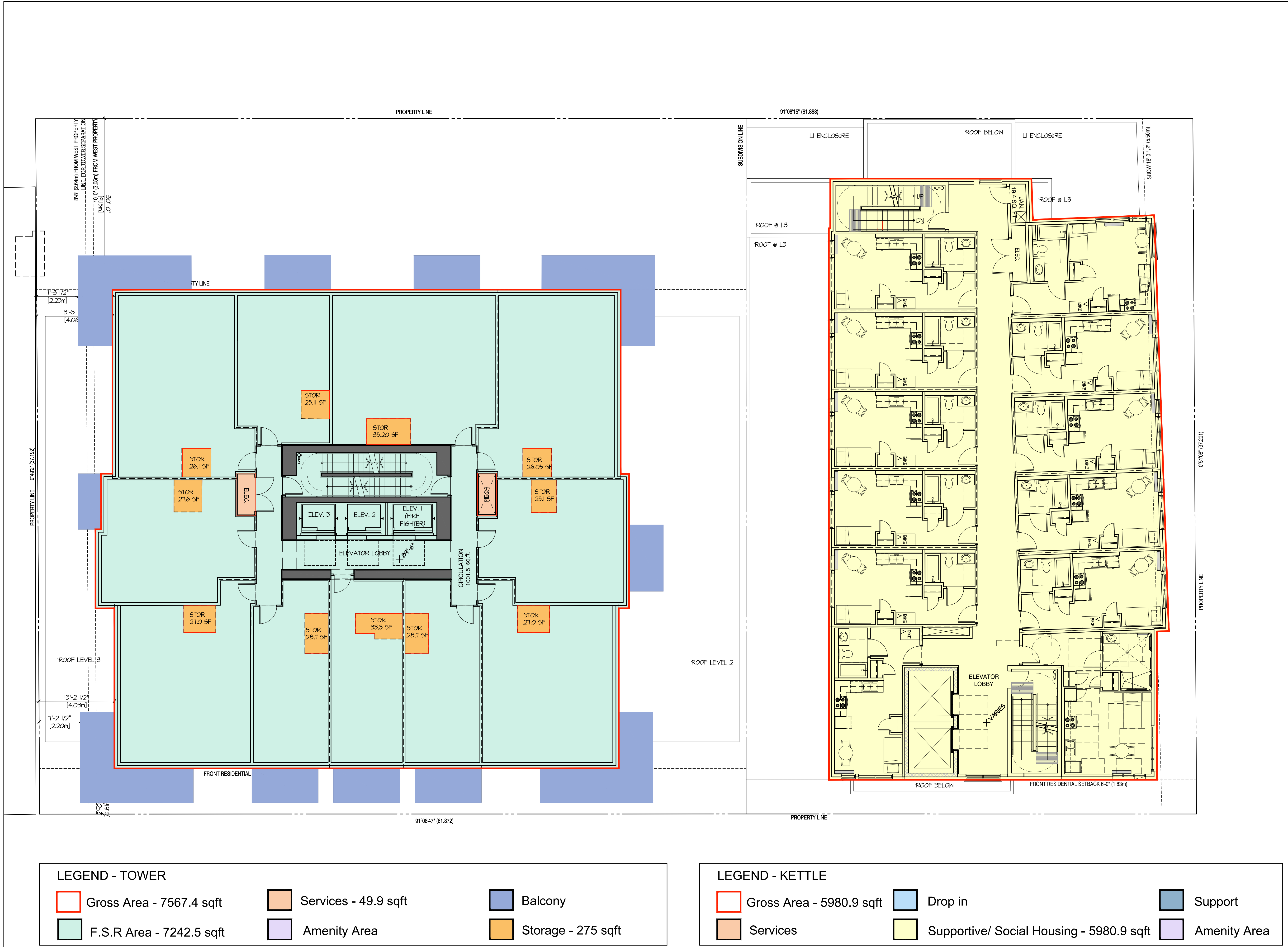
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PROJECT A224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

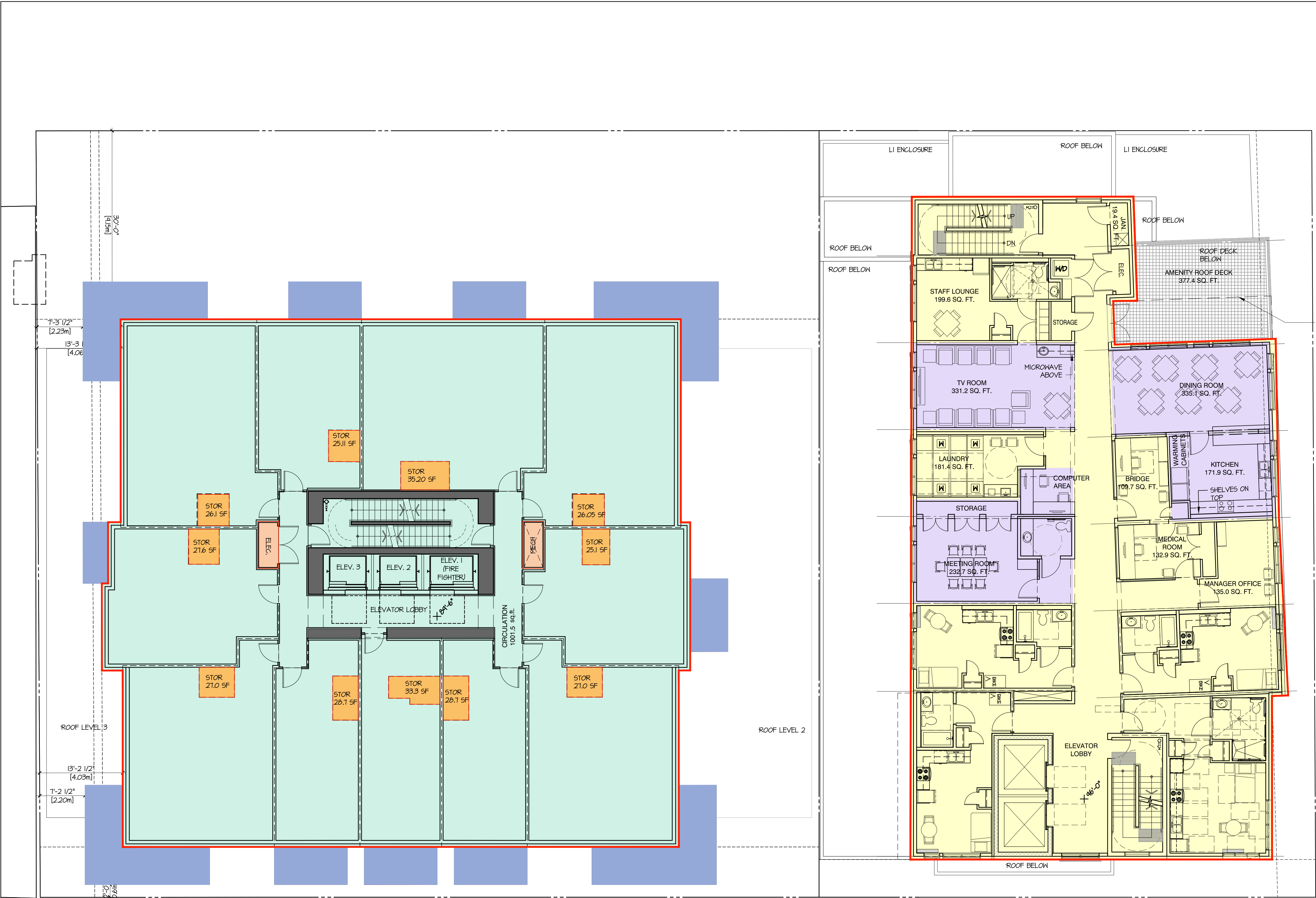
A2.08a





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LEGEND - TOWER

	Gross Area - 7567.4 sqft		Services - 49.9 sqft		Balcony
	F.S.R Area - 7242.5 sqft		Amenity Area		Storage - 275 sqft

LEGEND - KETTLE

	Gross Area - 5612.3 sqft		Drop in		Support
	Services		Supportive/ Social Housing - 4203.3 sqft		Amenity Area - 1410 sqft

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DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

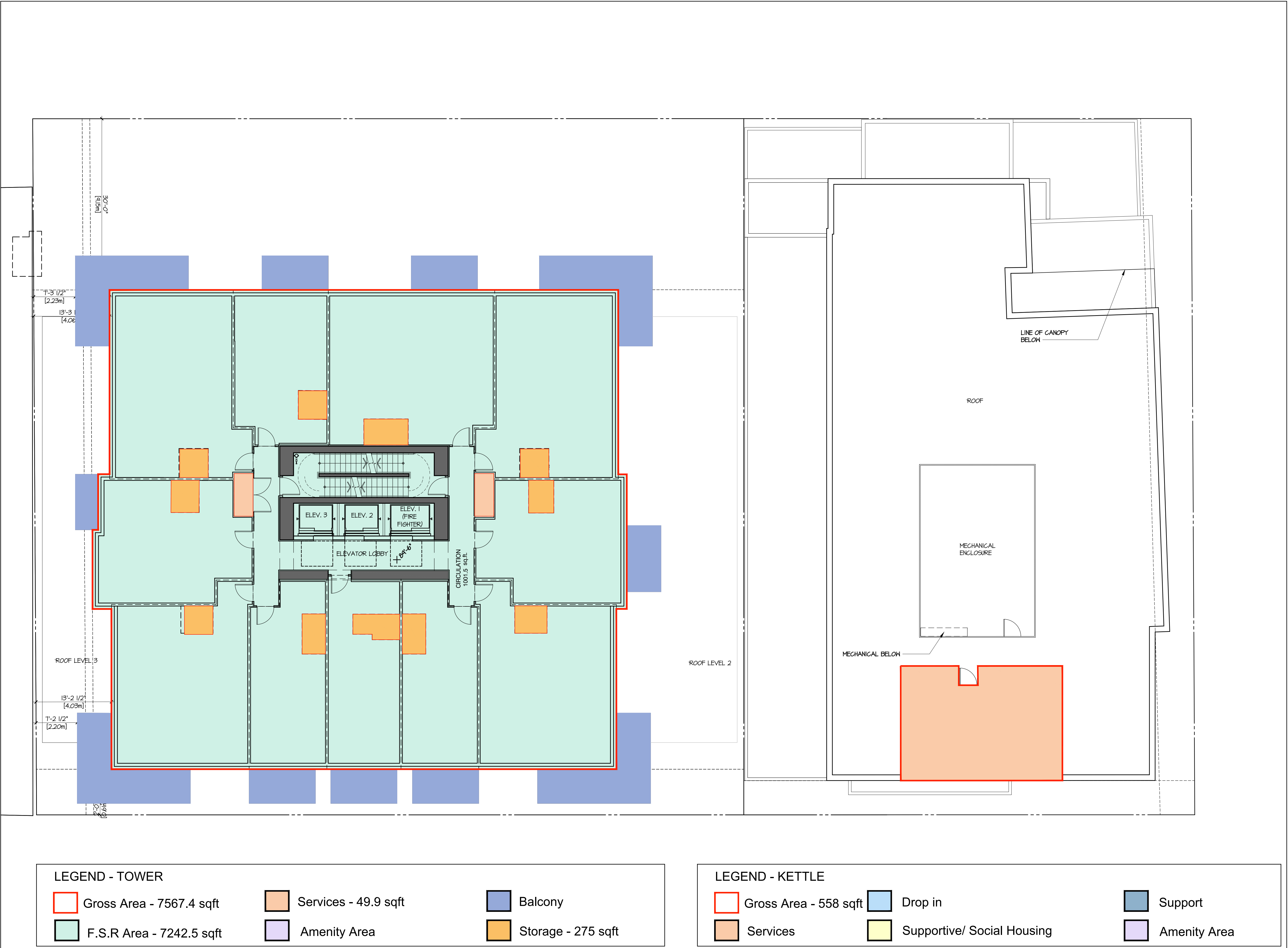
A2.09a

CLIENT



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

**AREA OVERLAY
TOWER LEVEL 07
FLOOR PLANS AND KETTLE
MECH. ROOM PLAN**

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PROJECTA224595
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SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

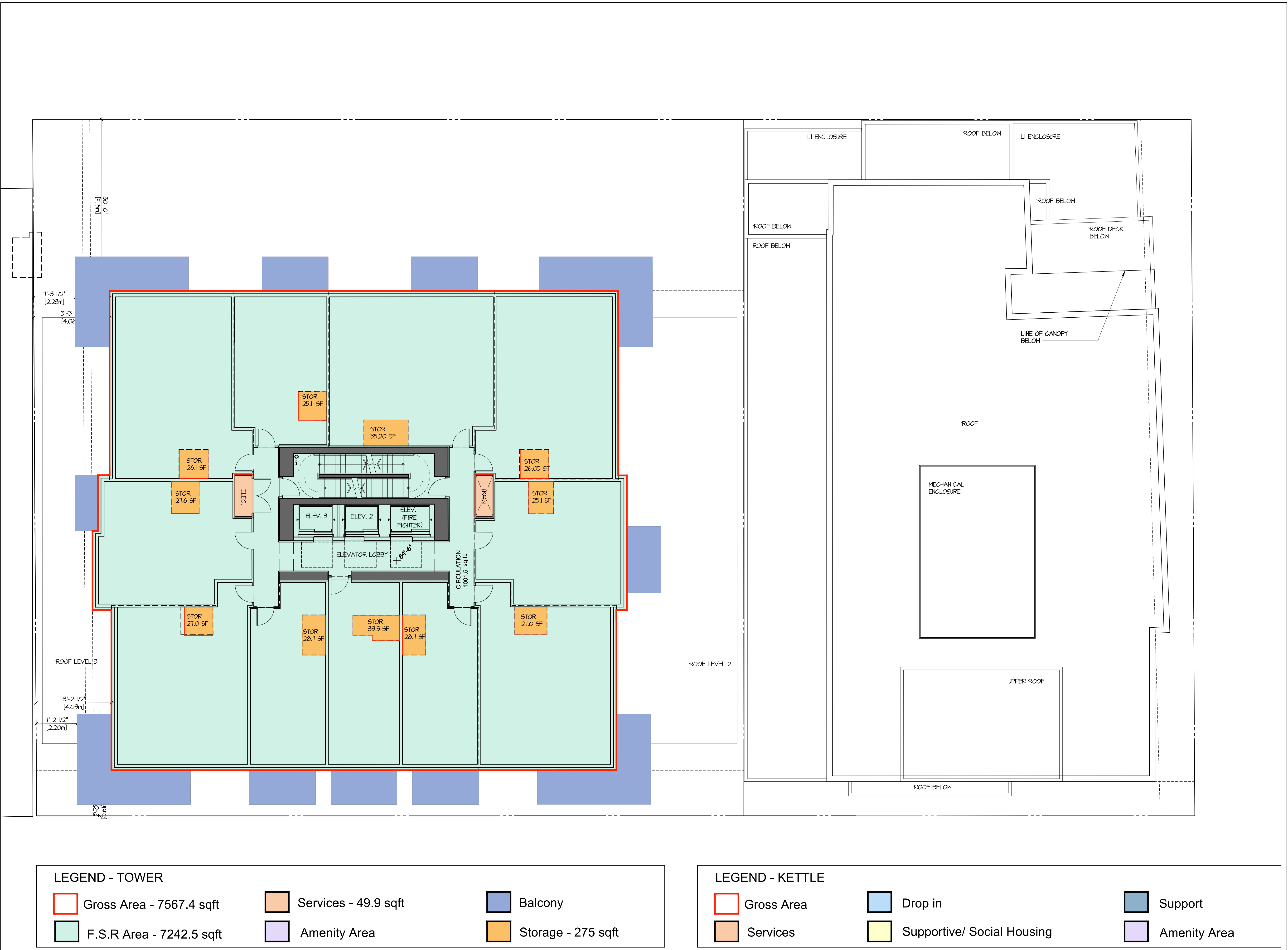
A2.10a

CLIENT



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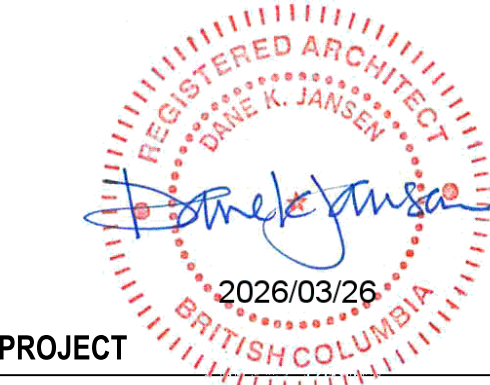
NO. | DATE | REVISION





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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

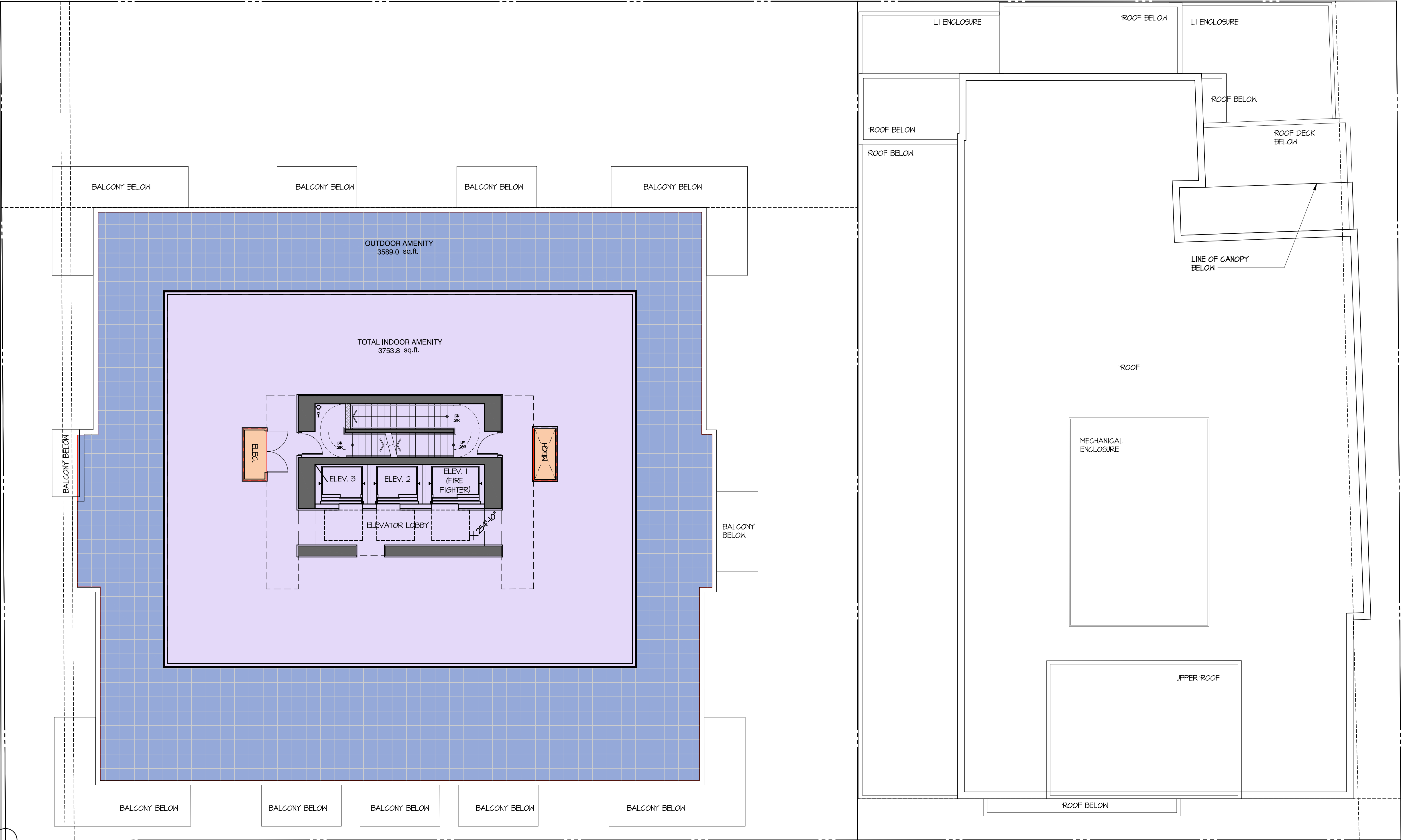
**AREA OVERLAY
LEVEL 22
FLOOR PLAN**

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PROJECTA224595
DRAWN SC CHECKED KB
SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

A2.12a



LEGEND - TOWER

	Gross Area - 3753.8 sqft		Services - 49.9 sqft		Balcony
	F.S.R Area		Amenity Area - 3703 sqft		Storage

LEGEND - KETTLE

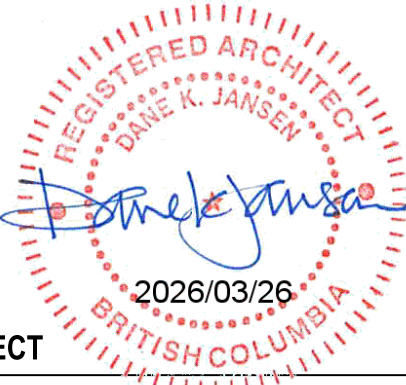
	Gross Area		Drop in		Support
	Services		Supportive/ Social Housing		Amenity Area

CLIENT



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PROJECT
**COMMERCIAL DRIVE
& EAST PENDER**

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

**AREA OVERLAY
TOWER MECH. ROOM
FLOOR PLAN**

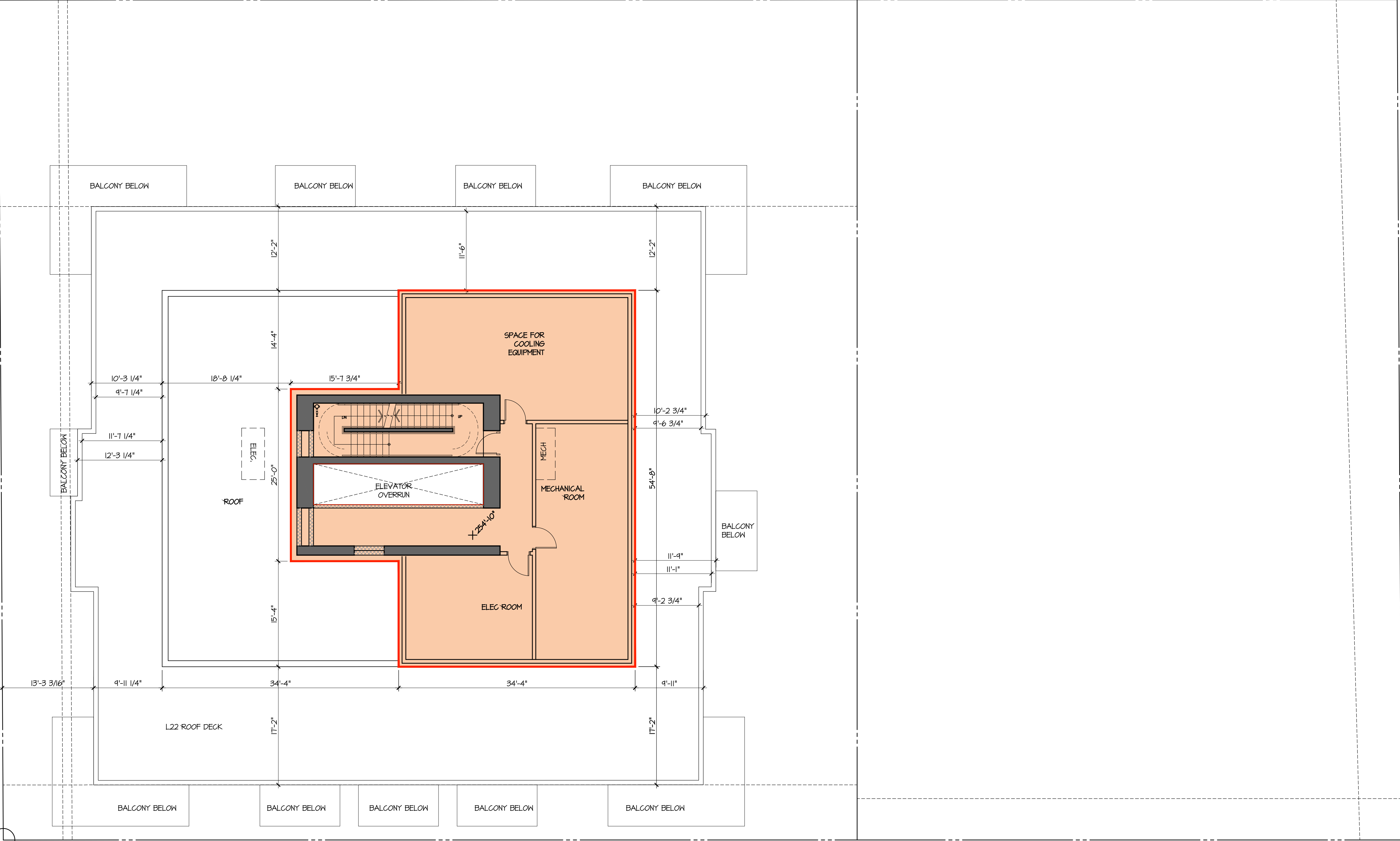
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PROJECTA224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026

A2.13a



LEGEND - TOWER

Gross Area

F.S.R Area

Services - 2122.2 sqft

Amenity Area

Balcony

Storage

LEGEND - KETTLE

Gross Area

Services

Drop in

Supportive/ Social Housing

Support

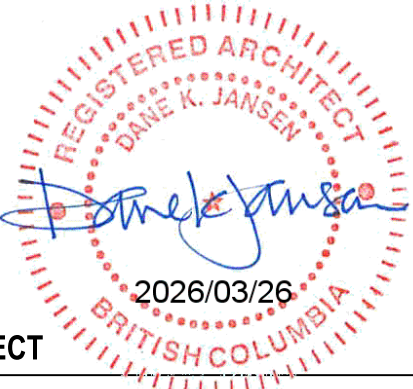
Amenity Area

CLIENT



NO.	DATE	ISSUE
1	[2025-08-15]	ISSUED FOR REZONING
2	[2026-03-26]	REISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

COMMERCIAL DRIVE
& EAST PENDER

485 COMMERCIAL DRIVE
1683 EAST PENDER STREET, VANCOUVER, BC

AREA OVERLAY
ELEV. MACH. ROOM
FLOOR PLAN

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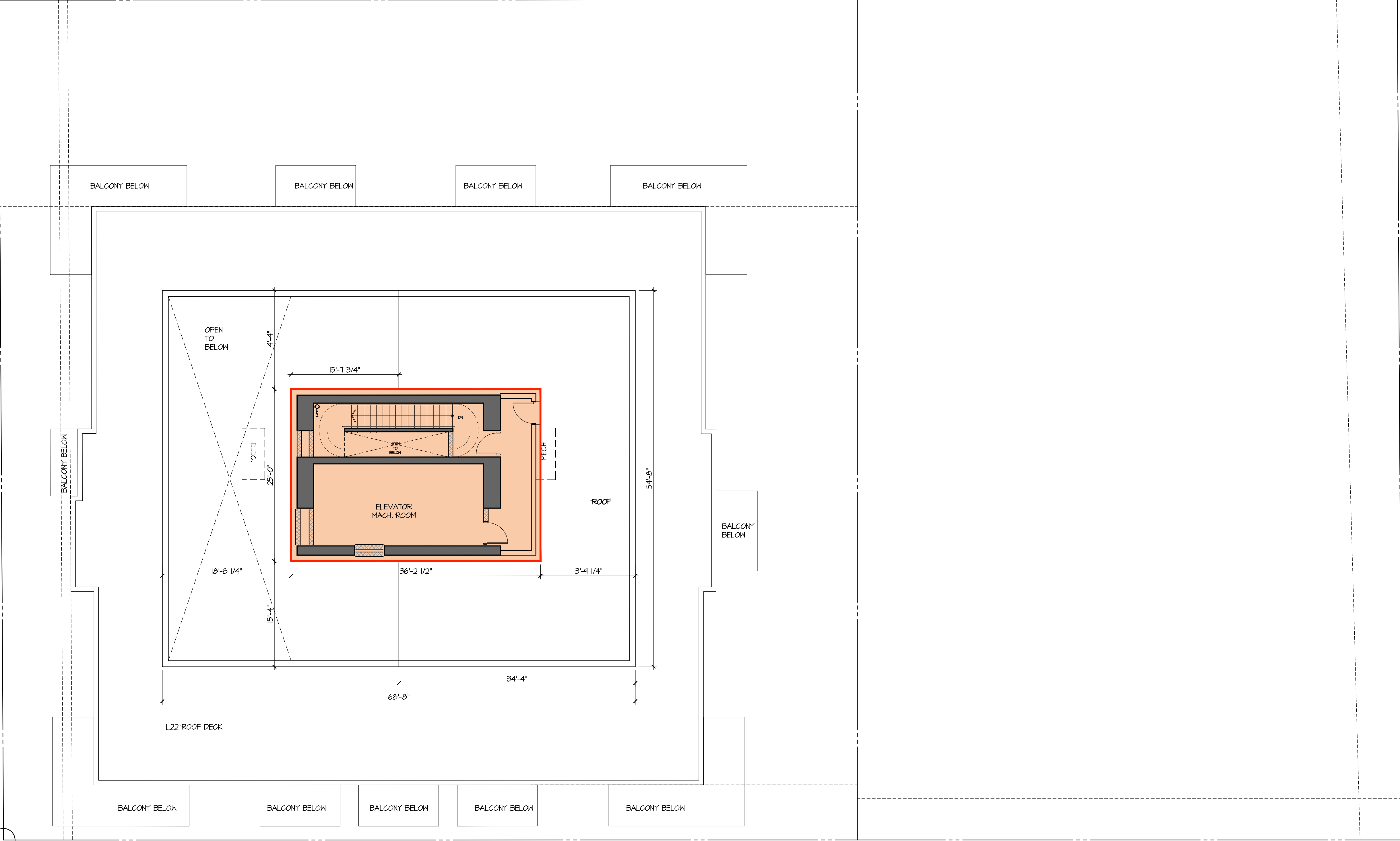
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECTA224595
DRAWN SC CHECKED KB

SCALE 1/8" = 1'-0"
DATE MAR 13, 2026



A2.14a



LEGEND - TOWER

Gross Area	Services - 905.2 sqft	Balcony
F.S.R Area	Amenity Area	Storage

LEGEND - KETTLE

Gross Area	Drop in	Support
Services	Supportive/ Social Housing	Amenity Area