



REFERRAL REPORT

Report Date: November 2, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14749
VanRIMS No.: 08-2000-20
Meeting Date: November 16, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 534-550 Cambie Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, including amendments to the Zoning and Development By-law, Sign By-law and Noise Control By-law in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by MCMP Architects, on behalf of:

- 534 Cambie Street Holdings Ltd., the registered owner of the lands at 534-536 Cambie Street [*Lots 35 and 36 Block 38 District Lot 541 Plan 210, PIDs 015-487-831 and 015-487-849 respectively*];
- 548-550 Cambie Street Holdings Ltd., the registered owner of the lands located at 548-550 Cambie Street [*Lot G Block 38 District Lot 541 Plan LMP3441, PID 017-705-070; Lots 33 and 34 Block 38 District Lot 541 Plan 210, PIDs 015-487-814 and 015-487-822, respectively*];

to rezone the consolidated lands from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 7.0 to 17.35 and the maximum building height from 45.7 m (150 ft.) to 92.2 m (302 ft.), to permit the development of a 22-storey commercial office

building and the conservation of the front, north and partial rear facades of the existing building located at 534 Cambie Street, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects, received November 30, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT, subject to approval in principle of the rezoning, the existing building located at 534 Cambie Street [*PID: 015-487-849, Lot 36 Block 38 District Lot 541 Plan 210*], known as the Cleland-Kent Building (the “Heritage Building”) be added to the Vancouver Heritage Register in the ‘C’ evaluation category.
- C. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the new CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 534-550 Cambie Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 22-storey commercial office building with a height of 92.2 m (302 ft.), floor area of 24,436 sq. m (263,024 sq. ft.) and floor space ratio (FSR) of 17.35. The application also seeks to add the Heritage Building to the Vancouver Heritage Register in the 'C' evaluation category.

Staff have assessed the application and conclude that it meets the intent of the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder* and the *Metro Core Jobs and Economy Land Use Plan* to intensify commercial uses and to protect an important heritage resource. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)*
- *Metro Core Jobs and Economy Land Use Plan (2009)*
- *Employment Lands and Economy Review: Phase 2 (2020)*
- *Downtown (except Downtown South) Design Guidelines (1975, last amended 1993)*
- *Downtown Official Development Plan (1975)*
- *Heritage Policies (2020)*
- *Vancouver Heritage Program (2020)*
- *View Protection Guidelines (1989, last amended 2011)*
- *Green Buildings Policy for Rezoning (2009, last amended up to 2017)*
- *Community Amenity Contributions Policy for Rezoning (1999, last amended 2020)*
- *Development Cost Levy By-law No. 9755*
- *Utilities Development Cost Levy By-law No. 12183*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*

REPORT

Background/Context

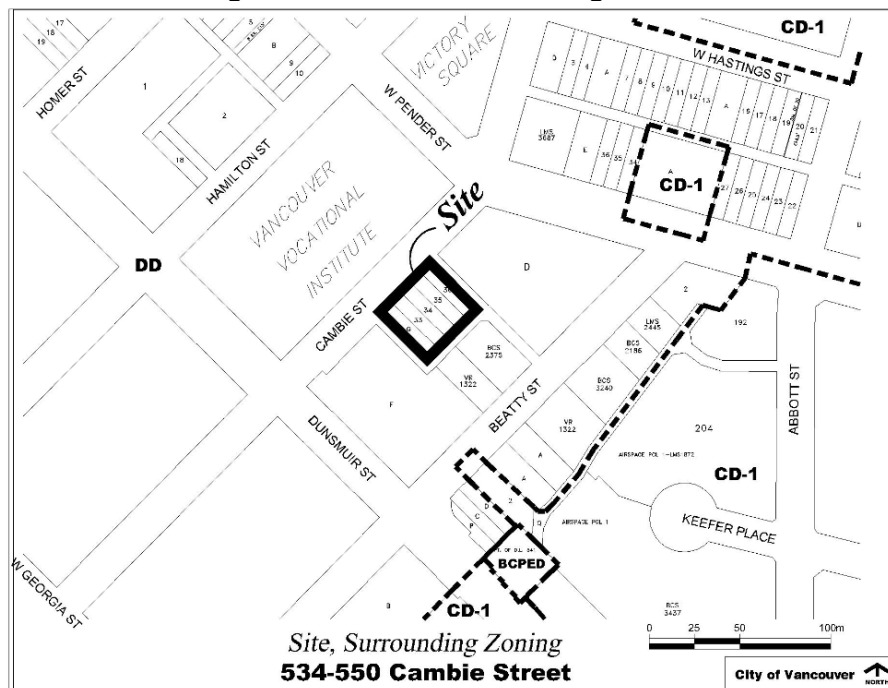
1. Site and Context

The 1,409 sq. m (15,164 sq. ft.) rezoning site is located mid-block on the east side of Cambie Street, between Dunsmuir and Pender Streets. The site has a frontage of 40 m (131 ft.) along Cambie Street and a depth of 36.5 m (120 ft.). The property is bounded by lanes on both sides and to the rear.

The site is zoned DD (Downtown) District in the *Downtown Official Development Plan* ("DODP") and is currently occupied by three, two-storey commercial buildings. The Heritage Building located at 534 Cambie Street, known as the Cleland-Kent Building, was constructed in 1925. It has been evaluated as a category 'C' building and is eligible to be added to the Vancouver Heritage Register.

The surrounding blocks contain a mix of uses including commercial, institutional, residential and cultural and recreational (Figure 1). Notable developments include Vancouver Community College to the west, an office building to the south, a seven-storey residential building across the lane, and a parkade to the north. Victory Square Park is located across Pender Street. Nearby developments range in heights between two and 25 storeys. The site is two blocks north of the Stadium-Chinatown Skytrain Station and accessible by bus and cycling routes.

Figure 1 – Site and surrounding context



Neighbourhood Amenities – The following amenities are within close proximity:

- Parks: Victory Square Park (200 m) and Cathedral Square (500 m).
- Cultural/Community Spaces: Ajyal Islamic Centre (270 m) and Vancouver Public Library (Central Library) (450 m).
- Child Care: Woodward's YMCA Child Care Centre (400 m), Library Square Children's Centre (450 m) and Water View YMCA Child Care Centre (500 m).

2. Policy Context

Rezoning Policy for the CBD and CBD Shoulder (“CBD Rezoning Policy”) – Based on directions set out in the *Metro Core Jobs and Economy Land Use Plan*, the *CBD Rezoning Policy* was approved to consider additional height and density for non-residential uses in the downtown area. The policy permits intensification of land uses to meet the demand for job space and improve the economic climate, while restricting new residential uses.

Metro Core Jobs and Economy Land Use Plan (“Metro Core Plan”) – The *Metro Core Plan* identified a shortfall of job space and put forth zoning amendments and policy changes to meet 30-year economic growth targets. The subject site is located in the CBD Extension Area of the *Metro Core Plan* which sets out policy directions to ensure the availability of future commercial capacity for the expansion of the CBD's primary business and cultural functions.

Employment Lands and Economy Review (“ELER”) – The *ELER* is a research and stakeholder engagement initiative to inform the economic foundations of the City’s Vancouver Plan process. This review includes analysis of Vancouver’s economy, changes over time, and future projections of the city’s capacity to accommodate job space. Council adopted Phase 2 of the *ELER* in October 2020 with emerging directions to increase the capacity for mixed-use and employment areas to meet the City’s long-term economic goals.

Vancouver Heritage Program (“VHP”) – Adopted in 2020, the *VHP* sets out guiding principles, vision, goals and directions to further integrate heritage conservation within citywide planning. The *VHP* seeks to better embrace cultural heritage by recognizing tangible and intangible cultural histories. Specifically, the *VHP* supports Musqueam, Squamish and Tsleil-Waututh Nations’, and Urban Indigenous peoples’ self-expressed histories and heritage.

Strategic Analysis

1. Proposal

The rezoning application proposes a 22-storey commercial office building. The proposed floor area is 24,436 sq. m (263,026 sq. ft.), a building height of 92.2 m (302 ft.), and an FSR of 17.35. The application includes the retention of the front, north and partial rear facades of the existing Heritage Building. The new commercial office building is proposed to extend above the Heritage Building facades.

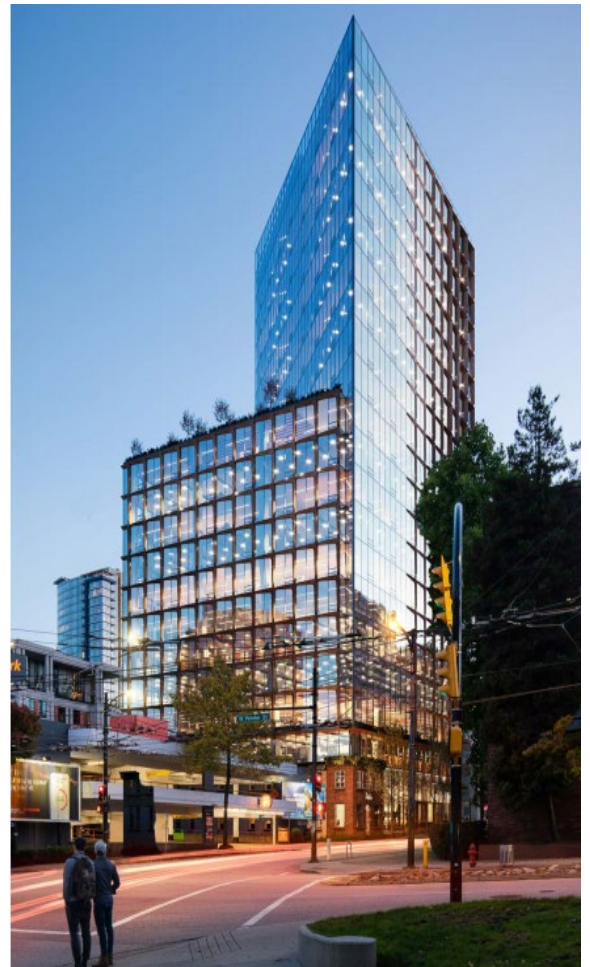
The proposal includes 535 sq. m (5,763 sq. ft.) of retail space on the ground floor and 23,900 sq. m (257,261 sq. ft.) of office space on levels 2 to 22. Four loading spaces, 209 bicycle spaces and 126 vehicular parking spaces are proposed over five underground parking levels.

2. Land Use

The proposal for commercial uses, including office and service uses, is consistent with the *CBD Rezoning Policy*, which seeks to intensify job space within the Downtown area.

The site is located in area C1 of the *DODP* and zoned DD. The *DODP* is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown (DD) District. Amendments to the *DODP* are not required and the rezoned site would be removed from the *DODP* upon enactment of a CD-1 By-law.

Figure 2 – View of the Proposal from Victory Square Park looking Southeast



3. Office Development

The *Metro Core Plan* and *ELER* have identified a city-wide shortage of employment space.

The total amount of new office space under the “Approved Development Permit or Rezoning Applications” for all of the Metro Core is 973,959 sq. m (10,483,610 sq. ft.) (Figure 3). This is a substantial increase from the five-year period prior to the policy changes when a small amount of office space was built due to high land costs and residential speculation. If this application is approved, 23,900 sq. m (257,261 sq. ft.) of office space would be added to this total.

**Figure 3 – New Office Floor Space (Major Developments)
in Vancouver since January 2016¹**

Completed, Under Construction, Approved Development Permit or Rezoning Application	Floor Space (sq. ft.)	Jobs (est.)	Number of sites
Metro Core (including Downtown)	10,483,610	43,680	66
Rest of city	1,063,650	4,430	8
City Total	11,547,260	48,110	74

Source: City of Vancouver development tracking, Coastar and BC Assessment Data 2020, extracted June 2021.

4. Form of Development, Density and Height (refer to drawings in Appendix G)

Form of Development – The proposed building consists of a rectangular podium with a tower above. The upper portion of the building has been shaped to reduce shadow impacts onto Victory Square Park. Building floorplate sizes vary from 1,406 sq. m. (15,132 sq. ft.) at the base and narrows on the upper levels to 859 sq. m. (9,250 sq. ft.). Building step backs are proposed between levels 13 to 15, allowing for outdoor common amenity spaces.

The applicant has designed the façade of the proposal to be informed by the heritage character of its surrounding context. The façade of the proposed building incorporates references to the traditional masonry design of the Heritage Building as well as other heritage buildings in the surrounding Crosstown, Gastown and Chinatown neighbourhoods. The building design includes passive solar shading to allow for additional articulation of the façades. The preliminary proposed material palette includes a combination of red brick, light oak, metal, concrete and glass, resembling the historic materials of the area.

Building Separation – A building separation distance of 18 m (60 ft.) is provided from the proposed tower to the adjacent existing residential building at 531 Beatty Street. This tower separation will ensure sufficient privacy to the adjacent residential tenants and access to sunlight. This separation distance follows current urban design standards, and is included as a rezoning condition, per Appendix B.

Shadow Impacts – Shadowing impacts of the proposed development on nearby Victory Square Park were assessed at the spring and fall equinoxes, and the summer and winter solstices, between the hours of 10 am and 4 pm (Appendix G). Despite no policy restricting shadow on Victory Square Park, on November 11th, Remembrance Day, staff also assessed the shadow impacts for the duration of the annual ceremony, between 9:45 to 11:30 am, given the cultural significance of the event.

¹ Major office developments are those that add at least 20,000 sq. ft. of office space

As demonstrated by the shadow analyses, the building massing has been shaped to minimize shadowing onto Victory Square Park. The sculpted tower only shadows a portion of the south corner of the park in the early afternoon of the spring and fall equinoxes. Shaping of the tower has also mitigated shadowing onto the park for the duration of the Remembrance Day ceremony, except for a portion of the west corner of the park at 11:30 am, corresponding with the end of the ceremony. Staff have determined that this minor shadow impact is supportable given its short duration during the end of the ceremony. Shadowing studies are included in Appendix G.

Further, the proposed building does not cause direct shadowing impacts during the day onto the neighbouring residential building at 531 Beatty Street.

Urban design conditions in Appendix B require continued refinement of shadowing mitigation measures through the permitting process.

Figure 4 – Ground Floor Perspective from Cambie Street



Public Realm – Levels 1 through 3 of the proposal are set back from the street to provide an enhanced public realm and pedestrian experience along Cambie Street. The public realm includes active ground floor uses, including a prominent office lobby, a commercial retail unit, and a restaurant service space. Urban design conditions in Appendix B seek to further refine the public realm and strengthen the proposed design response.

Density, Height and View Protection Guidelines– The existing DD zoning permits a maximum density of 7.0 FSR. The maximum permitted building height is up to 45.7 m (150 ft.), which may be increased to 137.2 m (450 ft.) subject to view cones and Development Permit Board approval. The proposed density of 17.35 FSR and building height of 92.2 m (302 ft.) aligns with the maximums set out in the *CBD Rezoning Policy*.

Two Council-approved protected public views cross this site: the Cambie Street view cone (9.1) and the Cambie Bridge view cone (E1). To ensure the protection of these public views, the building height is limited to a maximum of 95.7 m (315 ft.) along the western edge and 81.5 m (267 ft.) along the eastern edge. The proposed building generally respects the view cones, except that a portion of the uppermost levels and the mechanical penthouse encroach into the Cambie Bridge view cone. As stipulated in the Urban Design conditions in Appendix B, further

design development is required to ensure that all encroachments into the protected public views are eliminated.

Urban Design Panel – The Urban Design Panel (UDP) reviewed this application on March 31, 2021 and supported the proposal with recommendations (see Appendix D). Design recommendations include further shaping of the proposal to mitigate shadowing impacts onto Victory Square Park, improvements to the Cambie Street elevation relative to the Heritage Building, and improvements to the building envelope design. The Panel's recommendations have been incorporated into the design conditions in Appendix B.

5. Heritage

Located at 534 Cambie Street, the Heritage Building (known as the “Cleland-Kent Building”) is a two-storey masonry heritage building, constructed in 1925 (Figure 5). The building is valued for its vernacular commercial architecture and the role it played in the development of the Victory Square area as a centre for newspaper, printing, and engraving businesses. The site is also associated with the Scurry family² who operated a boarding facility in the building where Joe Fortes, the City's first official lifeguard, called home, prior to the construction of the Heritage Building. The site and surrounding area are also of particular significance to the Black community. This block was home to a number of Black families during the early 20th century. As the area was redeveloped for commercial uses, Black families were displaced and residential uses were no longer permitted.

Statement of Significance (SOS) and Conservation Plan – An SOS and Conservation Plan were submitted with the rezoning application and were reviewed by staff and the Vancouver Heritage Commission (VHC) (Appendix E). The VHC supported the addition of this building to the Vancouver Heritage Register (VHR) as a category ‘C’ resource. As a condition of enactment, the owner is required to retain and conserve the principal and lane façades.

Figure 5 – Cleland-Kent Heritage Building at 534 Cambie Street



The façade conservation requires preservation of the following:

- The original masonry, with repairs and partial replacement, as required.
- The architectural metalwork, including cornices with repairs and replacement.
- The original fenestration openings and windows of the upper front façade by replacing the non-original or deteriorated wood window assemblies.

² The house that formerly existed at 534 Cambie Street was home to Martha Scurry and her six children from 1901 to 1911. Martha operated a boarding facility in the house and it was also listed as Joe Fortes' address in 1904 and 1905. Fortes, the first official lifeguard in Vancouver, was a close friend of Martha's, and provided much support to the family after her husband Hiram passed away in 1895. The Scurrys, who arrived in Vancouver before its incorporation, along with Fortes, were part of a cluster of Black families who lived along the interior lane of this block in the early twentieth century.

- Preservation and rehabilitation of original door openings with original doors and new compatible doors, where required.
- Restoration and rehabilitation of the storefront to resemble the original historic appearance.

Section 219 Covenant – As a condition of enactment, a Section 219 Restoration Covenant will be registered on title to secure the heritage conservation and ongoing maintenance of the Heritage Building principal and lane facades.

The Restoration Covenant will also require the owner to provide and install an interpretive plaque or artwork that marks the building's historical association to families and cultural communities that were once connected to this space, including the Scurry family and Joe Fortes. This commemoration piece will signify the connection of the Cleland-Kent business with the nearby headquarters of the Province, Sun, and the Daily News-Advertiser. To better acknowledge the cultural heritage of the area, in accordance with the *Vancouver Heritage Program*, the plaque/artwork will also commemorate the site's historical connection to the Black community. The content of the commemoration piece will be developed in consultation with community groups during the development permit process. The commemoration plaque/artwork will be located in publically accessible area or in a semi-public interior lobby space.

The applicant's proposed heritage conservation plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

6. Existing Tenants

As there are no residential tenants on the site, a Tenant Relocation and Protection Plan is not required.

7. Transportation and Parking

The application proposes 126 vehicle parking spaces in five levels of underground parking, accessed from the rear lane, in addition to 209 bicycle spaces and four loading spaces. The application will be required to comply with the Parking By-law.

The site is well served by public transit, cycling networks, and is two blocks from the Chinatown-Stadium Skytrain station. Frequent bus service is also provided from nearby Pender and Dunsmuir streets. A separated bicycle lane is located along Cambie Street.

8. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application is pursuing the low emissions green buildings requirements. The low emissions pathway represents priority outcomes by establishing limits on heat loss, energy use, and greenhouse gases to create more efficient, healthy and comfortable homes and workplaces. Non-residential buildings are also required to achieve LEED Gold certification. The applicant has submitted preliminary energy modelling to meet the new energy targets, and a preliminary LEED checklist indicating their proposed strategies for certification.

Natural Assets – The *Urban Forest Strategy* was developed to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no existing trees on the site. There are four street trees on City property along Cambie Street. No new trees are proposed for the site. Protection of the street trees during construction is required. See Appendix B for landscape conditions.

PUBLIC INPUT (refer to Appendix F)

Community and Stakeholder Meetings – Given the cultural and historical significance of this site and the importance of Victory Square Park, the applicant held community and stakeholder meetings from September 2019 to September 2021. The applicant team met with community members and key stakeholders including Friends of Victory Square, the organization that holds the annual Remembrance Day ceremony, and the African Descent Society of B.C. Meetings were also held with representatives from the neighbouring residential building and existing business tenants on the site. Such meetings helped to inform the design of the building and the historic commemoration piece associated with this proposal.

Public Notification – A rezoning information sign was installed on the site on December 14, 2020. Approximately 8,050 notification postcards were distributed within the neighbouring area on or around January 22, 2021. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from January 25, 2021 to February 14, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the COVID-19 pandemic, a virtual engagement strategy sought to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels, at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

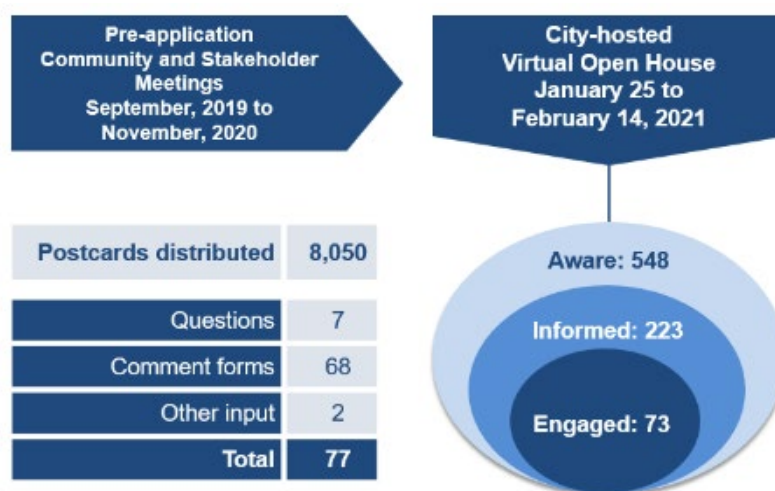
Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 77 submissions were received (Figure 6). A summary of all public responses are detailed in Appendix F.

Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building design:** Appreciation for the elegant building design to break up the massing and respects Victory Square. Respondents appreciated retention of the brick façade of the Heritage Building and the use of high-quality building material.
- **Office space:** Innovative office space downtown would bring vibrancy and attract investment to bolster the local economy as it recovers from the pandemic.
- **Neighbourhood fit:** The project would be a positive addition to the neighbourhood.
- **Public transit and walkability:** The development would be located in a walkable and transit-friendly area, allowing more active transportation opportunities.

Figure 6 – Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Neighbourhood fit:** The development would not fit with the neighbourhood character or add value to the area. Respondents were also concerned that it would create unnecessary human traffic in an area that is already busy.
- **Height, density, and views:** Height and density towers over neighbouring properties.
- **Sunlight and views:** The development would block sunlight for neighbouring residents in, as well as views of landmarks such as the north shore, Burrard Inlet, and Canada Place.
- **Commercial and office space:** Additional commercial and office space is inappropriate, considering the pandemic's impacts on commercial markets.

Response to Public Comments – Staff reviewed the comments and determined that the proposal's use, height, and density aligns with the *CBD Rezoning Policy* and *Metro Core Plan*, subject to the conditions in Appendix B. The conditions include further design development of the building that address concerns raised by the public.

PUBLIC BENEFITS

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is currently subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Based on bylaws and rates in effect as of September 30, 2021, and the proposed 263,024 sq. ft. of commercial floor area \$5,447,227 of DCLs would be expected from this development

DCL bylaws are subject to future adjustments by Council, including annual inflationary rate adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current policy rate (2014), the public art budget is estimated to be \$520,788. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

Commercial Linkage Contribution – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC typically include on-site amenities and/or a cash contribution and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on target contributions as the applicant is proposing a non-stratified commercial development in the Metro Core area.

The applicant has offered a cash contribution of \$2,456,240 based on the net increase in allowable leasehold commercial floor area of 14,583 sq. m and a target rate of \$168.43 per sq. m. The contribution is to be allocated towards childcare and/or affordable housing in and around the Metro Core area, per the *CAC Policy*. As a condition of by-law enactment, a Covenant is required to be registered on title to prohibit both the separate sale and the strata subdivision of the property.

Other Benefits – The proposal includes the retention and restoration of the front, north and partial rear facades of the existing Heritage Building known as the Cleland-Kent Building.

A summary of the public benefits for this application is provided in Appendix F.

FINANCIAL IMPLICATIONS

Based on the DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the proposed development will pay \$5,447,227 of DCLs.

If the rezoning application is approved, the applicant will be required to provide new public art on site with an estimated value of \$520,788, or make a cash contribution to the City for off-site public art for 80% of that amount.

The applicant has offered a cash commercial linkage contribution of \$2,456,240 to be allocated towards childcare and/or affordable housing in and around the Metro Core area.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

CONCLUSION

Staff have reviewed the application to rezone 534-550 Cambie Street for a 22-storey commercial office building, with conservation of the front, north and partial rear facades of the existing Heritage Building, and confirm it is consistent with the *Rezoning Policy for the CBD and CBD Shoulder* and the *Metro Core Jobs and Economy Land Use Plan*. If approved, the project will contribute to increasing job space and to advancing the City's economic development objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix G.

* * * * *

534-550 Cambie Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575 and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;

- (c) Public Bike Share;
- (d) Restaurant; and
- (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.2 The Director of Planning may vary the use conditions of section 4.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,409 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 17.35.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 8% of the floor area being provided; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - (a) amenity areas, except that the total exclusion must not exceed, in aggregate, 929 m² or 10% of the permitted floor area, whichever is less; and

- (b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building.

Building Height

- 6. Building height measured from base surface must not exceed 92.2 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver's View Protection Guidelines.

* * * * *

534-550 Cambie Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared MCMP Architects, received November 30, 2020 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to shape the built form to mitigate substantial shadowing impact onto Victory Square Park, between the times of 10 am and 4 pm, on the spring and fall equinoxes, with particular regard to important ceremonial occasions.

Note to Applicant: Please see the minutes from the Urban Design Panel meeting for more information. This condition relates to the design development of the building through the subsequent stages of the permitting process.

- 1.2 Design development of the buildings envelope design, the performance of the facade sun shading (bris soleil) elements, the execution of the glazed parapet, design and its transition to the parapet.
- 1.3 Design development to ensure compliance with all view cone policy requirements with no encroachment of applicable view cones affecting the site.
- 1.4 Design development to refine the architectural expression, visual variety and material treatment of the proposal within a consistent design language including:
- (a) Improve the Cambie Street elevation with strategies to ensure a more sympathetic response to the Cleland-Kent Heritage Building.
 - (b) Refine the building facades key points of transition, use of shadows and planes to provide further depth/interest to the façade.
 - (c) Refine how the building transitions to and interfaces with the ground plane in its articulation of the recessed planes.
 - (d) Maintain the use of high quality materials implied as necessary to achieve the level of high quality detailing necessary to accomplish and construct the proposed design aesthetic in its final iteration.

- (e) Examine further strategies for techniques to improve sustainability and green building performance (e.g. fenestration type, solar shading devices and green roof technologies).
- 1.5 Ensure a minimum 18 m (60 ft.) tower separation from any adjacent residential buildings above an 18 m (60 ft.) podium height.
- 1.6 Design development to maintain a responsive relationship to adjacent and nearby private views throughout the permitting process by:
 - (a) Shaping additional details to the building form to optimize performance.
 - (b) Mitigate privacy concerns to adjacent residential buildings (i.e. use of standard glass, translucent or transparent) by exploring material or screening mechanisms.
- 1.7 Design development to explore additional means and strategies to preserve the history of the Cleland-Kent Heritage Building and ensure that the development response is sensitive to the special character of 534 Cambie Street, does not dominate the existing building and is in keeping with the unique character of the structure.

Note to Applicant: New structures should respect the scale and bulk of existing buildings, their architectural rhythms, heritage details, materials and colour.
- 1.8 Design development to elaborate on additional mechanisms for restoring the original heritage façade and explore retention of associated heritage elements, etc.
- 1.9 Design development to provide universally accessible connections for pedestrians to all common open space areas throughout the site, and at grade.
- 1.10 Design development to the at-grade landscaping and public realm interface with the details necessary to confirm a lively public realm and consideration of the below:
 - (a) Improve the frontage and building interface to ensure activation, materiality to provide an enhanced pedestrian experience examining the solidity, deepness, and lightness to the building face as it transitions to the public realm.
 - (b) Improve the ground floor level lobby areas with improved integration of the public realm to make them more spacious, accessible, and welcoming to the public.
 - (c) Improve retail entrances to be clearly delineated and address the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for a neighborhood serving retail and to strengthen the connection between public and private space.

Note to Applicant: Entries at grade may be identified by use of lighting, materiality, colour, texture, projecting canopies, entry recesses or wayfinding cues.

- (d) Provide means to create a more coordinated fluid pedestrian realm refining the strategies for the street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc.
- (e) Explore means to enhance the overall outdoor surface treatment so as to be high quality, visually interesting and cohesive throughout.

Note to Applicant: Special attention is needed at the material transition from public realm to the private property edge.

- 1.11 Provision of a conceptual lighting strategy and outdoor lighting drawings to appropriately frame the building with appropriate lighting levels while minimizing glare for nearby buildings.
- 1.12 Design development to maximize amenity access and usability of roof-tops for outdoor enjoyment, urban agriculture, and extensive green roofs, etc.
- 1.13 Design development to confirm integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window-washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view cone beyond the allowable height.

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

- 1.14 Design development to incorporate continuous weather protection at grade throughout that is integrated with the building design, demountable and effectively provides pedestrian comfort.
- 1.15 Design development to respond to CPTED principles, having particular regards for:
 - (a) Defensibility and reducing opportunities for loitering;
 - (b) Theft in the underground parking;
 - (c) Provision Crime Prevention through Environmental Design (CPTED) performance requirements in the provided lighting strategy;
 - (d) Break and enter;
 - (e) Mail theft; and
 - (f) Mitigate alcoves and vandalism opportunities, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Heritage

- 1.16 Produce an interpretive plaque or artwork, to include the historical connection with the Scurry family and Joe Fortes who lived on the site, the Black and African diaspora community, and to note the connection of the Cleland-Kent business with the nearby headquarters of the Vancouver Province, Vancouver Sun, and the Vancouver Daily News-Advertiser.

Note to Applicant: The commemoration plaque/artwork should be located in publically accessible area or in a semi-public interior lobby space. Development of the commemoration plaque and artwork should be in consultation with Black and African diaspora communities and Black and African diaspora serving groups and organizations.

Landscape Design

- 1.17 Design development to improve the penthouse rooftop to provide additional green surface, additional tree canopies as per the Urban Forest Strategy and to provide access for the enjoyment of all tenants.
- 1.18 Design development to the public realm interface to activate and enhance the street frontage. Consider incorporating furnishings and detailing of consistent materiality and cohesive design language. Explore opportunities for street level outdoor patios.
- 1.19 Design development to enhance the presentation to the lane.

Note to Applicant: This can be achieved by providing trellis with vines on blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems), or by adding lighting and special paving material.

- 1.20 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

- (a) Increase the amount of planting on the rooftop areas, where possible;
- (b) Use permeable paving;
- (c) Employ treatment chain systems (gravity fed, wherever possible);
- (d) Use grading methods to direct water to soil and storage areas; and
- (e) Minimize the necessity for hidden mechanical water storage.

Note to Applicant: Refer to the City's Integrated Rainwater Management Plan (IRMP) Vol. 1 and 2 for further information. Further comments may be outstanding at the development permit stage.

- 1.21 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, pad-mounted transformers (PMT)/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.22 Provision of detailed architectural and landscape cross-sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.23 Provision of a Tree Management Plan illustrating proposed tree protection.
- 1.24 Provision of high efficiency irrigation for all planted areas and hose bibs for all common areas greater than 100 sq. ft.

Note to Applicant: On the plan, provide illustrate irrigation connection points and hose bib symbols accurately with a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to facilitate maintenance on amenity decks.

Sustainability

- 1.25 Buildings in the development must meet the requirements for Near Zero Emissions Buildings under the *Green Buildings Policy for Rezoning*s. These requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the requirements at each review stage. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

- 1.26 Identify at later stages of the permitting process any built elements contributing to the building's sustainability performance on the plans and elevations of and explore further strategies to improve green building performance and identify significant thermal bridges and their resolution on design drawings;

Engineering

- 1.27 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.28 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.29 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.30 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.31 Subject to the acceptance of the finalized TDM Plan, Entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 5 two-way shared vehicle(s) and the provision and maintenance of 5 shared vehicle parking spaces for use exclusively by such shared vehicles, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- (a) provide 5 two-way shared vehicle(s) to the development for a minimum period of 3 years;
 - (b) enter into an agreement with a two-way shared vehicle organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the shared vehicle(s);

- (c) provide and maintain the shared vehicle parking space(s) for use exclusively by such shared vehicles;
- (d) make arrangements to allow members of the shared vehicle organization access to the shared vehicle parking space(s);
- (e) provide security in the form of a Letter of Credit for \$50,000 per shared vehicle;
- (f) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- (g) A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

1.32 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services prior to Development Permit (DP) issuance.

Note to Applicant: A TDM Plan with a minimum of 24 points is required for both the office and retail uses. The proposed plan appears to achieve beyond the minimum 24 points for both the office and retail uses. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide the TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- (a) ACT-01 – Additional Class A bicycle parking
 - (i) Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

Note to Applicant: A total of 8 points achieved for the office use and 3 points for the retail use with the above noted information.

- (b) ACT-02 – Improved Access to Class A bicycle Parking
 - (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: A total of 4 points appear achievable for the office use and maximum 3 points for the retail use for excellent design and bicycle access ramps fully separated from the vehicle parking ramp.
- (c) ACT-03 – Enhanced Class B bicycle parking

Note to Applicant: A total of 2 points appear achievable for both the office and retail use for enhanced facilities outlined within the TDM plan.

(d) ACT-05 – Bicycle Maintenance Facilities

- (i) Note and dimension location of facilities on plans.
- (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
- (iii) Provision of an operational plan detailing:
 - 1. A description of the amenities to be provided,
 - 2. A means of providing access to all residents, commercial tenants, and the public (if applicable), and
 - 3. Plan for maintaining these amenities.
- (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for both the Office and Retail use.

(e) ACT-06 – Improved End-of-Trip Amenities

- (i) Provision of concept design for improved end-of-trip amenities.
- (ii) Identify the location, number and type of end-of-trip amenities being provided above minimum requirements on plans.

Note to Applicant: A total of 6 points appear achievable for the office use with an additional 50% end-of-trip facilities identified on plans and maximum 2 points for the retail use for improved facilities.

(f) COM-02 – Car Share Vehicles and Spaces

- (i) Identify/note/dimension car share spaces on plans.
- (ii) Spaces to be located with convenient, public access at-grade, or on P1.
- (iii) Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.

Note to Applicant: A total of 7 points appear achievable for the Office use and a maximum 24 points for the retail use.

(g) SUP-02 – Real-Time Information

- (i) Identify the general locations for proposed displays on plans.
- (ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

Note to Applicant: A total of 2 points appear achievable for both the Office and Retail use.

1.33 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement prior to issuance of the Development Permit, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area.
- (b) Secures the provision of TDM measures on the site.
- (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.
- (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

1.34 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

- (a) Provision of automatic door openers for all doors providing access to Class A bicycle storage.
- (b) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room. Bicycle lockers do not count toward this total.

- (c) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

1.35 Provision of generous and continuous weather protection on Cambie Street.

1.36 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.

1.37 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, passenger, end-of-trip and bicycle spaces and the number of spaces being provided;
- (b) All types of parking, loading, passenger and bicycle spaces individually numbered, and labelled on the drawings;
- (c) Dimensions for typical parking spaces;
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- (e) Areas of minimum vertical clearances labelled on parking levels;
- (f) Additional partial section plan to show the full length of the main parking ramp complete with grades, elevations, section lengths and minimum vertical clearances to the underside of raised security gate(s);
- (g) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings; and
- (h) Indicate the stair-free access route(s) from Class A bicycle storage to reach the outside.

Note to Applicant: The location of all poles and guy wires to be shown on the site plan.

- 1.38 Provision of a draft final Rainwater Management Plan (RWMP) prior to Development Permit (DP) issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details. The resubmission at DP must include the following amendments;

- (a) Volume Reduction – Please look into opportunities for a rainwater harvest and reuse system. The non-potable water demand for this dense commercial development may be reduced significantly with a reuse system implemented for toilets, urinals, and trap primers.
 - (i) If a substantial proportion of the site (the roof area) can capture precipitation for rainwater reuse purposes, then a treatment system for runoff discharged offsite may not be necessary.
 - (ii) Harvesting and reuse system may contribute to meeting the peak flow release rate requirements but rooftop runoff and runoff from other land surfaces may not be mixed for reuse purposes.
 - (iii) Requirements for non-potable water systems and additional resources such as rainfall data and design guidance may be provided prior to resubmission.

- (b) Volume Reduction – Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
 - (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.

Note to Applicant: The volume of the detention tank may further reduced if the runoff from adjacent hardscape areas are directed to pervious landscaping elements (such as at the rooftop). Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

- (c) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
 - (i) Product Name and Manufacturer/Supplier;
 - (ii) Total area and % Impervious being treated;
 - (iii) Treatment flow rate;
 - (iv) Supporting calculations to demonstrate adequate sizing;
 - (v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
 - (vi) Location on of device in drawing or figure in the report.
- (d) Confirm the rainwater management system is accessible for expected maintenance tasks. Placement of rainwater management system components that would require occupancy of the public ROW to perform routine maintenance tasks should be avoided.
- (e) Provide post-development site plan(s) that includes the following:
 - (i) building location/footprint;
 - (ii) underground parking extent;
 - (iii) proposed service connections to the municipal sewer system;
 - (iv) location and labels for all proposed rainwater management practices;

- (v) area measurements for all the different land use surface types within the site limits; and
- (vi) delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.39 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of the Development Permit.
- 1.40 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.41 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to the satisfaction of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.42 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.43 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Note to Applicant: Remove specialty paving from laneway. City laneway surface to be standard asphalt.

- 1.44 The City has issued preliminary building grades. Building grades are required to be finalized prior to DP application once property dedication requirements are finalized.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Consolidation of Lots 33 to 36 Block 38 District Lot 541 Plan 210, and Lot G Block 38 District Lot 541 Plan LMP3441, to create a single parcel.
- 2.2 Arrangements are to be made for a volumetric statutory right-of-way (SRW) over a 10 ft. x 10 ft. corner cut truncation in the south east corner of the site for public access, with or without vehicles, as if dedicated lane. The agreement would permit structures below grade and above 25 ft. above grade.

Note to Applicant: The following conditions are to be met prior to accepting the parkade under the lane corner cut SRW:

- (a) The top of the parkade structure must be a minimum of 750 mm below proposed City supplied building grades.
 - (b) The Developer's Consultants are to provide assurance that the proposed parkade structure meets the Vancouver Building By-Law. The proposed parkade structure under the SRW is to be designed to meet the acceptable live load (appropriate vehicle loading) and dead load (laneway pavement structure) per CAN/CSA S6 CL-625 Loading.
- 2.3 Arrangements (legal agreements) to be made for all existing building elements that encroach onto City property. Upon completion of the exterior work, a new BC Land Surveyor's Location Certificate will be required to confirm the extent of all building encroachments. An application to the City Surveyor is required to enable permit issuance. A letter of commitment to enter into a City standard encroachment agreement is required.
- 2.4 Arrangements for release of Covenant BF57732 (structural repairs to current building) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.5 A canopy application is required. An application for a Permit to use City property must be submitted to Engineering Services for the proposed canopy and solar shades encroaching onto City Street. These devices must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Sections 1.8.8. and 1.8.9).
- 2.6 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site along Cambie Street where the existing building façade is not being retained to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).
- 2.7 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the rezoning site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.8 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
- (a) Provision of adequate water service to meet the fire flow demands of the project.
- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated November 26, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along Cambie St. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

Note to Applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
 - (i) Implementation of development(s) at 534 Cambie Street require the following in order to improve sanitary sewer flow conditions.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in lane west of Beatty Street.

- (c) Provision of street improvements along Cambie Street adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
 - (ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Hard surface treatment between the sidewalk and the building;
 - (iv) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - (v) Raised asphalt protected bike lane, including curb and gutter and any required road re-construction to current standards.

Note to Applicant: The City will provide a geometric design for these street improvements.

- (d) Provision of upgraded street lighting (roadway, bikeway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (e) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (f) Provision of new service kiosk as required by the approved detailed electrical design.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (g) Provision of new standard concrete pedestrian lane crossings, new curb returns and curb ramps at the existing lane crossings on Cambie St adjacent to the site.
 - (h) Provision for the mill and regrade to centerline, to accommodate City supplied building grades, of:
 - (i) Lane east of Cambie Street;
 - (ii) Lane south of West Pender Street.
 - (iii) Provision for the removal of existing concrete pad encroachment into City property along the laneway north of Dunsmuir Street. Laneway to be asphalt as per "City Higher Zoned Laneway" design standard.
 - (iv) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure.
 - (v) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.8 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.
- (a) A new service kiosk per condition 2.7 (f).

Note to Applicant: The benefitting area of these works is under review.

- 2.9 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Heritage

- 2.10 A Section 219 Heritage Restoration Covenant securing retention, conservation and ongoing maintenance of the principal and lane facades must be registered on title of the property.

Note to Applicant: The Heritage Restoration Covenant will also include the obligation for the applicant to produce and install an interpretive plaque or artwork, to include the historical connection with the Scurry family, Joe Fortes who lived on the site in Vancouver's early years, and the broader Black and African diaspora community who once lived in the area. As well to note the connection of the Cleland-Kent business with the nearby headquarters of the Vancouver Province, Vancouver Sun, and the Vancouver Daily News-Advertiser. This artwork or plaque/panel should ideally be located in publically accessible area or at least in a semi-public interior lobby space, in the Heritage Building or the lobby/elevation of the new building. Development of the commemoration plaque and artwork should be in consultation with a wide range of Black and African diaspora communities including Black and African diaspora serving community groups and organizations and subject to City approval.

Commercial Linkage Contribution

- 2.11 Pay to the City a contribution of \$2,456,240 to be allocated toward childcare facilities and/or affordable housing in and around the Metro Core area, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

- 2.12 Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and the strata subdivision of the property.

Public Art

- 2.13 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Tamara Tosoff, Planning Assistant, 604-873-7947, to discuss your application.

Sustainability

- 2.14 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 2.15 As applicable:

- (a) Submit a site disclosure statement to the Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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534-550 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“534-550 Cambie Street [CD-1 #] [By-law #] DD”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

“ [CD-1 #] [By-law #] 534-550 Cambie Street”

* * * * *

**534-550 Cambie Street
ADVISORY PANEL REVIEW**

1. Urban Design Panel Minutes (<https://vancouver.ca/files/cov/upd-minutes-03312021.pdf>)

Address:	534-550 Cambie Street
Permit No.	RZ-2020-00066
Description:	To develop a 22-storey office building with commercial units at grade over five levels of underground parking consisting of 128 vehicle spaces and 204 bicycle spaces. The proposed building height is 92 m (302 ft.), the proposed floor area is 24,527 m (264,009 sq. ft.), and the floor space ratio (FSR) is 17.4. This application is being considered under the Downtown Official Development Plan, Metro Core Jobs and Economy Land Use Plan, and the Rezoning Policy for the CBD & CBD Shoulder.
Application Status:	Rezoning Application
Review:	First
Architect:	MCM Architects
Staff:	Nicholas Danford & Carl Stanford

EVALUATION: Support with Recommendations (7/0)

Introduction:

Rezoning Planner, Nicholas Danford, began by noting the rezoning application for the proposal at 534 to 550 Cambie Street was received back in November 2020. The project proposes to rezone from Downtown District to CD-1 to allow for a 22-storey office building, containing two retail units at grade. The proposal includes partial retention of the Cleland-Kent building originally constructed in 1925. The Cleland-Kent building is a two storey 'C' listed heritage building which currently contains office uses. The proposal includes approximately 25,204m² (264,009 sq ft.) of commercial space resulting in a proposed FSR of 17.4 and a height of 92.05m (302').

The enabling policy that allowing for consideration of this proposal is the Rezoning Policy for the CBD and CBD shoulder.

Development Planner Carl Stanford noted that the subject site is rectangular in shape and located midblock on the South East side of Cambie Street in the Downtown District sub area C1. It has two flanking side lanes and a lane to the rear. The area around the site has become known as Crosstown where the CBD and Gastown meet. The existing 2-storey Cleland-Kent office building is located on this site and was constructed in 1925. There are also more recent modern additions on site comprising 2 and 3 storey office buildings which are proposed for demolition. The surrounding context is mostly zoned CD-1 or DD and is predominantly commercial in character with a mix of retail, and office. There are some residential buildings in the vicinity including to the rear of the site at 531 Beatty St. The proposed building is separated from the 8 storey residential building at 531 Beatty St by 18m (60') which is the minimum set by city standards. There are also some windows from this building facing onto the proposal. Flanking the site, there is an 11 storey office building to the south west, a 2 storey parkade to the north east (shown on the right) and directly opposite on Cambie is the campus of the

Vancouver community college. There are no separation requirements for commercial tower separation

Advice from the Panel on this application is sought on the following:

- Please comment on the execution of the heritage aspect of the proposal, its relationship with the existing building on site, whether it sufficiently mitigates impact on victory square and adequately celebrates the history of the site.
- Please comment on the contextual fit, considering the compatibility with the surrounding area, and its relationship with the immediate built environment particularly the adjoining residential building.
- Please comment on the design expression of the proposal, its massing, and if a harmonious spatial volume has been achieved by a sensitive proportioning with the Cleland Kent building and overall dimensioning of the building elements.

Applicant's Introductory Comments:

The applicant noted this is an interesting site due to its proximity to the sky train station. Many cycle pedestrian routes pass this site. Historically this site is the original provincial courthouse. The applicant emphasized they are keeping the main face, rear face, and treating the lane façade as main façade for Cleland-Kent Building on site as part of a strategy to respect the historic area and Victory Square. The applicant noted it was important to study how the spaces of Victory Square were used during specific programming throughout the year with modifications to the building in response. There is some shadowing in the afternoon and the applicant noted they consequently sliced a portion of the upper stories to create some relief and mitigate severe shadowing onto Victory Square.

The staff and applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. FRANCL** and seconded by **MS. ENMAN** and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with the following recommendations to be reviewed by City staff:

- Review strategies to ensure no sun shading on Victory Square;
- Continue design development of the Cambie Street elevation relative to the heritage building;
- Continue design development of the building envelope particularly the parapets relationship relative to the sun shading elements and how it transitions to these elements.

Applicant's Response: The applicant team thanked the panel for their comments.

2. Vancouver Heritage Commission

534-550 Cambie St. – RZ-2020-00066 VHR “C” – potential

Staff:

- Nick Danford, Rezoning Planner
- Carl Stanford, Development Planner
 - Zlatan Jankovic, Senior Heritage Planner

Applicants:

- Dan Cupa, PC Urban
- Mark Thompson, MCMP Architects
- Peter Odegaard, MCMP Architects
- Lauren McCrimmon, MCMP Architects
- Don Luxton, Donald Luxton & Associates, Inc.
- Alyssa Semczyszyn, Prospect & Refuge Landscape Architects
- Cam Cathcart, Vancouver Remembrance Day Committee & Friends of Victory Square

Staff and applicants delivered a presentation on a rezoning application for the Cleland-Kent Building, and subsequently responded to questions and comments.

Chair Gordon thanked staff and applicants for the presentation.

MOVED by Commissioner Massie
SECONDED by Commissioner Shen

WHEREAS the Vancouver Heritage Commission, having reviewed a Statement of Significance for the Cleland Kent Building at 534 Cambie Street, has endorsed its inclusion in the Vancouver Heritage Register as a Class ‘C’ building.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the office development proposed at 534-550 Cambie Street as documented in the application materials dated March 2021 with the attention to the following:

1. the building’s street and lane-facing facades (including a portion of the rear lane-facing façade) be retained and incorporated into the proposed office development at 534-550 Cambie Street;
2. the proposed office development retain and restore the character-defining elements of the three exterior facades facing Cambie Street and the lanes, including:
 - the masonry exterior walls facing the lanes and Cambie Street, which will include raked cored face brick, soldier coursed brick lintels, and sloped brick sills and rowlock brick face band between window sills;
 - the original window openings;
 - the raised pediment and metal cornice with partial return;
 - the formal street façade (facing Cambie Street) with entry just slightly above grade;

3. there be further design development of the ground floor of the development including the consideration of additional entrances to the building, patios, and alternatives to the curtain wall treatment, and of the laneway façades, including how they would be animated and entice people to use the laneway, in consultation with Engineering Services and Heritage staff;
4. the proposed office development retains the existing massing and street presence of the building and will provide a meaningful focal point for the project by doing the following:
 - the office building is de-coupled from the heritage building by pushing the first two floors behind the Cleland-Kent building façade, resulting in full floor 'reveals';
 - the entire massing of the office building above is lifted across the entirety of the front façade, giving the heritage building priority in the building's presentation to the streetscape;
 - the original symmetrical entryway to the Cleland Kent building is restored along the Cambie Street Elevation;
5. the Vancouver Heritage Commission supports the Heritage Conservation Plan prepared by Donald Luxton and Associates (dated January 2021) including:
 - retaining the historic front, side (laneway), and one bay of the rear (east) elevations of the Cleland-Kent Engraving Company;
 - reinstating the symmetrical configuration of the front façade along Cambie Street based on archival documentation;
 - salvaging any surviving original interior structural wood elements, and repurposing where possible;
 - preserving all surviving, original exterior character-defining elements, and repairing in-kind as required
 - restoring missing and/or heavily deteriorated character-defining elements to match original;
 - constructing a contemporary addition to the south and above the parapet lines of the historic facades; and
6. the applicant works with relevant parties and organizations to produce an interpretive plaque or artwork, to include the historical connection with the Scurry family and Joe Fortes who lived on the site in Vancouver's early years, and to note the connection of the Cleland-Kent business with the nearby headquarters of the Vancouver Province, Vancouver Sun, and the Vancouver Daily News-Advertiser.

CARRIED

(Commissioners Bakshi and Massey opposed) (Commissioners Kluckner and Giles absent for the vote)

* * * * *

534-550 Cambie Street
CLELAND-KENT BUILDING STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE: CLELAND-KENT BUILDING, 534 CAMBIE STREET, VANCOUVER

**STATEMENT OF SIGNIFICANCE:
CLELAND-KENT BUILDING**



Address: 534 Cambie Street, Vancouver, British Columbia

Historic Name: Cleland-Kent Engraving Company

Date of Construction: 1925

Architect: Benzie & Bow

Description of the Historic Place

The two-storey Cleland-Kent Building is located along Cambie Street in the Victory Square area of Vancouver. Constructed in 1925, the vernacular commercial building is characterized by its masonry construction.

Heritage Value of the Historic Place

The Cleland-Kent Building is valued for its role in the development of the Victory Square area as a hub for newspaper, printing, and engraving businesses, and for its association with the Scurry family. The building is additionally valued for its vernacular commercial architecture, as designed by architects Benzie & Bow.

The Victory Square neighbourhood features several substantial commercial buildings constructed during the Edwardian era, which precipitated the movement of Vancouver's core westward. Most

STATEMENT OF SIGNIFICANCE: CLELAND-KENT BUILDING, 534 CAMBIE STREET, VANCOUVER

of Vancouver's early newspapers, including the *Daily Star* and *The Province*, established their operations in the vicinity of Victory Square. In 1925, Cleland-Kent Engraving Company Limited became part of this local printing community from its new home on Cambie Street. For sixty years, the company bore the names of Norman Wentworth Cleland (1875-1944) and Henry (Harry) Earnest Kent (1877-1949), at this location. The Cleland-Kent Building exists as a rare and tangible example of the early printing and printing-adjacent industry in Vancouver.

The Cleland-Kent Building is valued for its association with the Scurry family and the history of the site on which it is located, representing the shift from residential to commercial tenure on Cambie Street. The house that formerly existed at 534 Cambie Street was home to Martha Scurry and her six children from 1901 to 1911. Martha operated a boarding facility in the house and it was listed as Joe Fortes' address in 1904 and 1905. Fortes, the first official lifeguard in Vancouver, was a close friend of Martha's, and provided much support to the family after her husband Hiram passed away in 1895. The Scurrys, who arrived in Vancouver before its incorporation, along with Fortes, were part of a cluster of pioneering Black families who lived along the interior lane of this block in the early twentieth century. After the economy had exponentially grown in the Edwardian era and the tallest buildings in the British Empire were constructed around Victory Square, the remaining residential properties in the area gradually transitioned to commercial use as additional businesses, including Cleland-Kent, moved into the burgeoning hub of commerce through the interwar period. The Cleland-Kent Building continues to illustrate the commercial replacement of an early Black residential community in downtown Vancouver.

Designed by architects Benzie & Bow, the Cleland-Kent Building is a good example of vernacular interwar commercial architecture. Scottish-born architects James Anderson Benzie and William Bow partnered together from 1923-1930; the Cleland-Kent Building is one of their few remaining commissions in Vancouver. The Cleland-Kent Building, though modest, exemplifies functional, purpose-built architecture and is enhanced by its masonry construction with soldier-coursing detailing.

Character-Defining Elements of the Historic Place

The elements that define the heritage character of the Cleland-Kent Building are its:

- location along Cambie Street, near Victory Square, in downtown Vancouver;
- continuous commercial use since 1925;
- commercial form, scale, and massing as expressed by its two storey height, flat roof, and siting at the property line;
- masonry construction;
- vernacular interwar commercial architecture as illustrated by its flat roof with raised pediment and metal cornice with partial return, formal street façade with entry just slightly above grade, symmetrical fenestration with punched openings at the sidewalk, loading dock and entrance openings evident at side of the building, cornice with return on its north side, raked cored face brick, soldier coursed brick lintels, and sloped brick sills and rowlock brick face band between window sills; and
- original window openings.

534-550 Cambie Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application community and stakeholder meetings (applicant-led)	September, 2019 – November, 2020	N/A
Virtual open house (City-led)	January 25, 2021 – February 14, 2021	548 participants (aware)* <ul style="list-style-type: none"> • 223 informed • 73 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 22, 2021	8,050 notices mailed
Public Responses		
Online questions	January 25, 2021 – February 14, 2021	7 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December, 2020 – February, 2021	68 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December, 2020 – February, 2021	62 submittals <ul style="list-style-type: none"> • 35 responses • 25 responses • 2 responses
Other input	December, 2020 – February, 2021	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December, 2020 – February, 2021	563 participants (aware)* <ul style="list-style-type: none"> • 230 informed • 76 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.

- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Building design:** The proposal has an elegant building design that breaks up the building mass and respects Victory Square. Respondents also appreciate the retention of the brick façade of the existing heritage building and the high quality building material.
- **Office space:** Innovative office space in the downtown core would bring vibrancy to an under utilized area and bolster the local economy as it recovers from the pandemic. More office space would also attract more investments and tech tenants.
- **Neighbourhood fit:** The project would be a positive addition to an evolving neighbourhood.
- **Public transit and walkability:** The development would be located in a walkable and transit friendly area, allowing more active transportation opportunities for future employees.
- **Overall support:** The project received overall support and would be an improvement to the current building.

- **Building height and density:** The proposed building height and density is appropriate.
- **Commercial space:** The proposed commercial space would add vibrancy to the pedestrian street and compliment the neighbouring building.
- **Amenity space:** The proposed amenity space is thoughtfully planned out. The green roof is also appropriate, however a roof top amenity space would be suitable as well.

Generally, comments of concern fell within the following areas:

- **Neighbourhood fit:** The development would not fit with the neighbourhood character or add value to the area and its local residents who chose to work and live in downtown. Respondents are also concerned that it would create unnecessary human traffic in an area that is already busy.
- **Building height and density:** The proposed building height and density is not appropriate in this area as it towers over neighbouring properties. One respondent noted that the while building is well designed, the height could be lowered.
- **Sunlight and views:** The development would block sunlight for existing homes and garden space, as well as views of iconic landmarks such as the North Shore, Burrard Inlet, and Canada Place.
- **Commercial and office space:** Developing more commercial and office space is not appropriate, considering the pandemic's impacts on commercial markets. The development of the Canada Post building and this project would also be redundant.
- **Building design:** The glass building design lacks character and would not fit with the neighbourhood.
- **Well-being:** Large developments such as this project and the construction noise would have a negative impact on neighbouring residents' emotional and mental well being.
- **Services and amenities:** This neighbourhood needs infrastructure upgrades and more services and schools, rather than commercial and office space.
- **Parking within development:** The development would eliminate much needed parking space for sporting events downtown. A respondent suggested that if more parking space would be provided, half of the space could be rented out to residents of the Beatty block.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- This project would allow for similar developments in the neighbourhood, which would be a positive impact.

- The building setback is suitable in response to the need to protect sun access to Victory Square.

General comments of concern:

- The development would result in the neighbouring properties being devalued.
- Commercial space should not be prioritized over residential units, especially with the housing shortage.
- Concern that the number of proposed parking spaces would be vacant once the development is built.
- An office building would be more appropriate elsewhere in the financial district.
- This would set a negative precedence for tall buildings in the area.
- Overall non-support for the project.

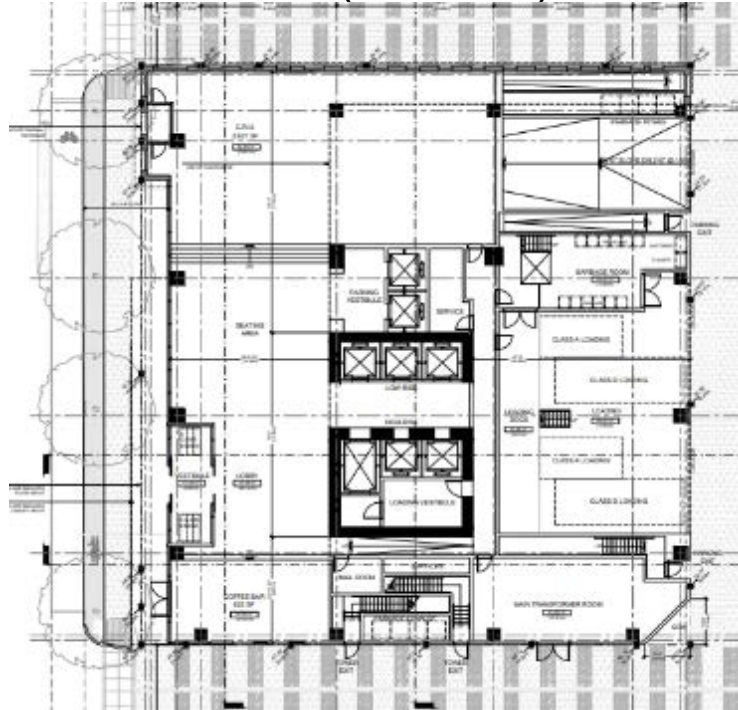
Neutral comments/suggestions/recommendations:

- The laneway between the neighbouring building and the project would be very tight space for passing vehicles.
- Further treatment of the building base could include designs that honour veterans and the history of the area.
- The project should consider the cultural precinct and parking access for the professional performing arts industry in the area.

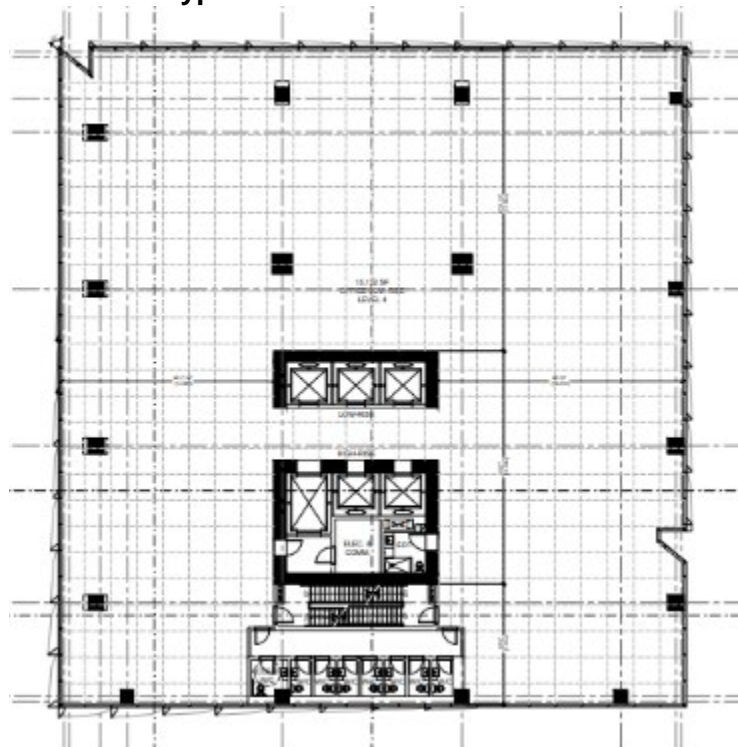
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534-550 Cambie Street
FORM OF DEVELOPMENT DRAWINGS

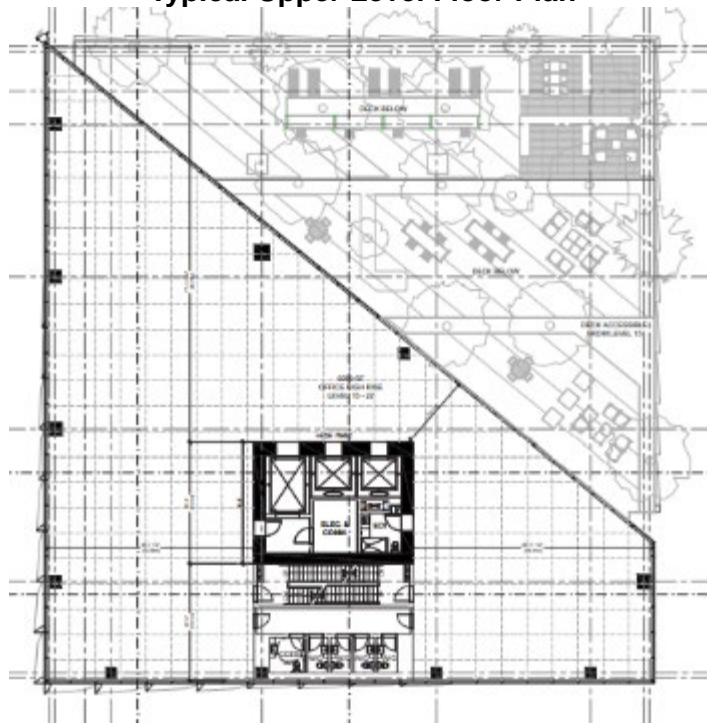
Site Plan (Ground Floor)



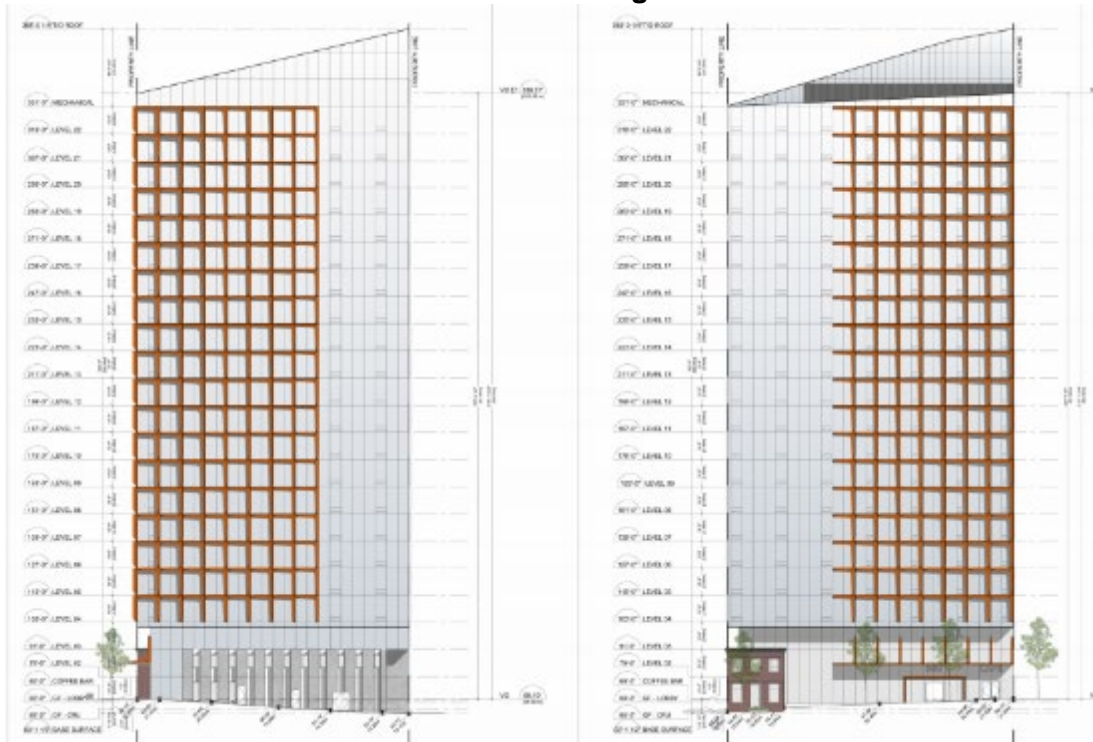
Typical Lower Level Floor Plan



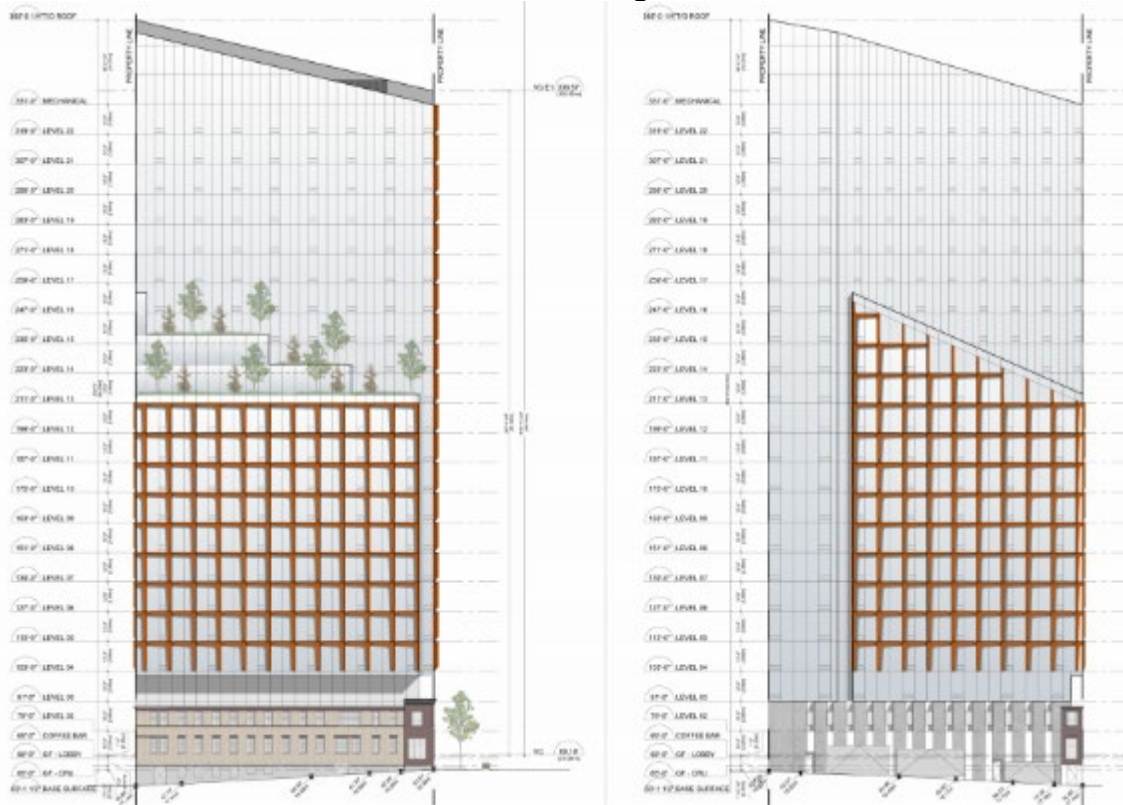
Typical Upper Level Floor Plan



South and West Building Elevations



North and East Building Elevations



Shadow Impact Analysis on Victory Square Park on November 11 (Remembrance Day Ceremony)

November 11th (Remembrance Day)



9:45 am
November 11 (PST)



10:00 am
November 11 (PST)



10:30 am
November 11 (PST)



11:00 am
November 11 (PST)



11:30 am
November 11 (PST)

This small area shown protruding into the west corner of Victory Square is fenced off from public access and used by service vehicles only-- as it was intended according to the park's original Landscape Architect as part of the 2002 park renewal.

Shadow Impact Analysis on Victory Square Park during the Spring and Fall Equinoxes

Fall and Spring Equinox



10:00 am
Spring Equinox (PDT)



12:00 pm
Spring Equinox (PDT)



2:00 pm
Spring Equinox (PDT)



4:00 pm
Spring Equinox (PDT)



10:00 am
Fall Equinox (PDT)



12:00 pm
Fall Equinox (PDT)



2:00 pm
Fall Equinox (PDT)



4:00 pm
Fall Equinox (PDT)

* * * * *

**534-550 Cambie Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Proposal for a 22-storey building containing commercial and office uses and the conservation of the principal and lane facades of the existing heritage building at 534 Cambie Street.

Public Benefit Summary:

The proposal will provide DCLs, public art contribution, a commercial linkage contribution and heritage conservation of the principal and lane facades of the building located at 534 Cambie Street.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 15,164 sq. ft.)	7.0	17.35
Floor Area (sq. ft.)	106,148	263,024
Land Use	Commercial	Commercial

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$4,047,939
City-wide Utilities DCL ¹	\$1,399,288
Public Art ²	\$520,788
Commercial Linkage Contribution	\$2,456,240
TOTAL	\$8,424,255

Other Benefits (non-quantified): Conservation of the principal and lane facades of the existing heritage building at 534 Cambie Street

¹ Based on rates that are anticipated to be in effect as of September 30, 2021; rates and bylaws are subject to future adjustments by Council, including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

² Based on rates in effect as of 2014. Rates are subject to periodical adjustments to reflect increase in local construction costs, per the Public Art Policy and Procedures for Rezoned Developments.

* * * * *

534-550 Cambie Street APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	Property Owner	Legal Description and Property Identification (PID)
534-536 Cambie Street	534 Cambie Street Holdings Ltd.	<ul style="list-style-type: none"> Lots 35 and 36 Block 38 District Lot 541 Plan 210; PIDs 015-487-831 and 015-487-849, respectively
548-550 Cambie Street	548-550 Cambie Street Holdings Ltd.	<ul style="list-style-type: none"> Lot G Block 38 District Lot 541 Plan LMP3441; PID 017-705-070; Lots 33 and 34 Block 38 District Lot 541 Plan 210; PIDs 015-487-814 and 015-487-822, respectively
Architect	MCMP Architects	

SITE STATISTICS

Site Area	1,409 sq. m (15,164 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	DD (Downtown District)	CD-1
Uses	Cultural and Recreational Uses Institutional Uses Office Uses Retail Uses Service Uses	Cultural and Recreational Uses Institutional Uses Office Uses Retail Uses Service Uses
Maximum Density	7.0 FSR	17.35 FSR
Floor Area	9,863 sq. m (106,148 sq. ft.)	24,436 sq. m (263,024 sq. ft.)
Maximum Height	Outright: 18.3 m (60 ft.) Discretionary: 137.2 m (450 ft.)	92.2 m (302 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 126 Bicycle Parking 209 Loading Spaces 4
Natural Assets	0 existing on-site By-law trees 2 City trees	2 City trees to be retained 0 on-site trees To be confirmed at the time of development permit

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