

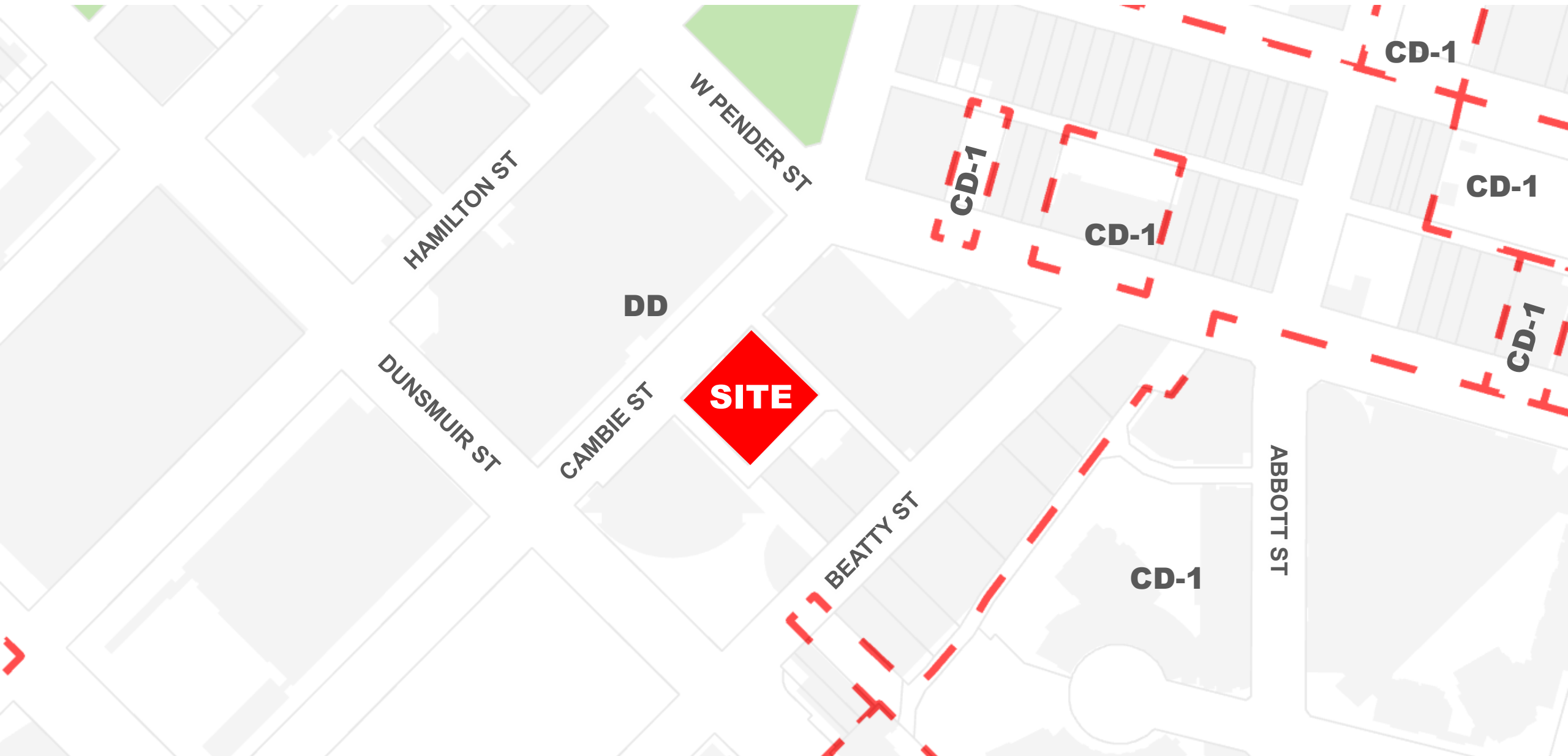
CD-1 Rezoning: 534-550 Cambie Street

Public Hearing

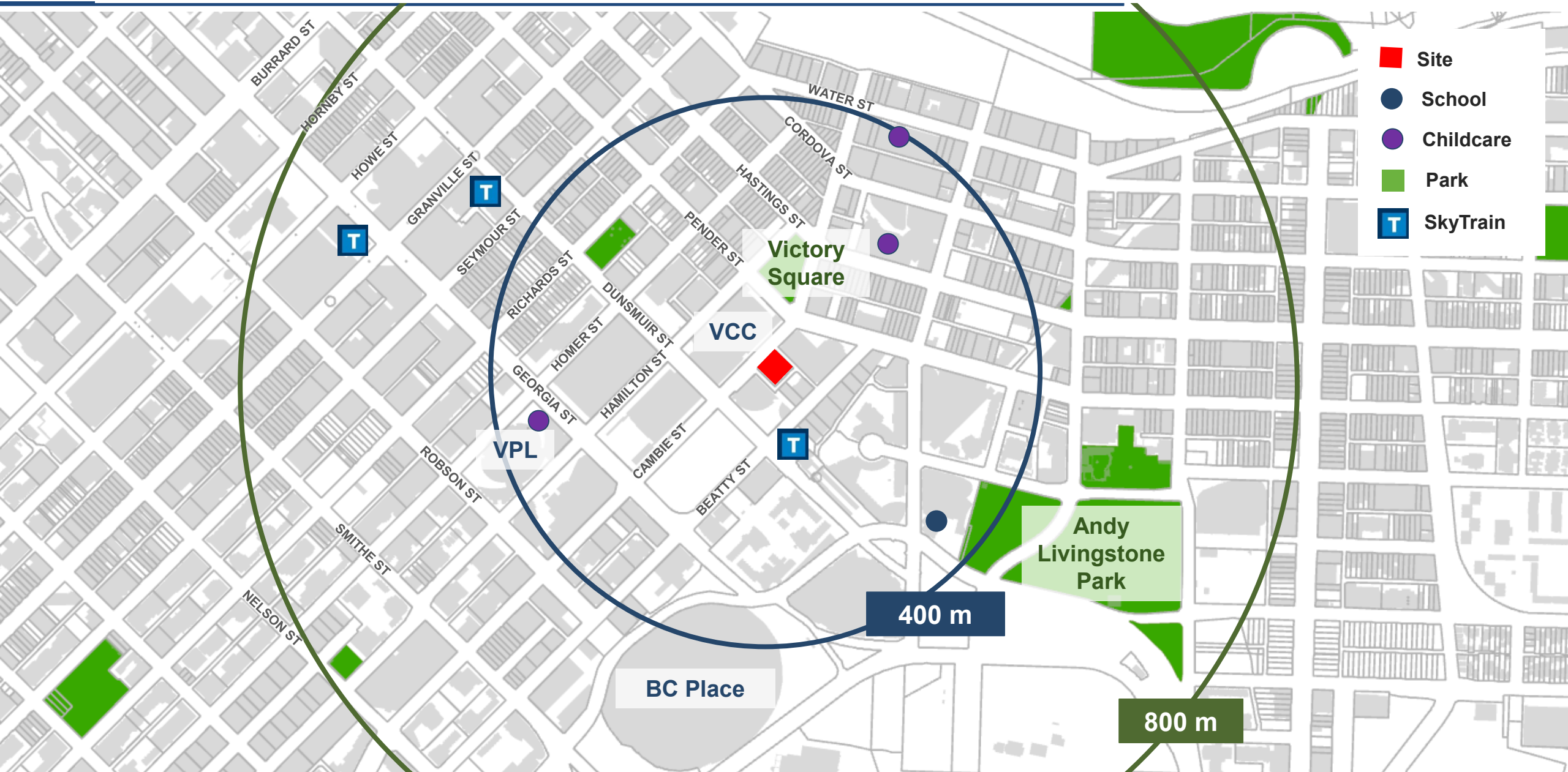
December 7, 2021



Site and Surrounding Zoning



Local Amenities and Services



Rezoning Policy for the CBD and CBD Shoulder



City of Vancouver Land Use and Development Policies and Guidelines

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060
planning@vancouver.ca

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REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER: (AREAS A, B, C1 & F AND AREAS C3 & H)

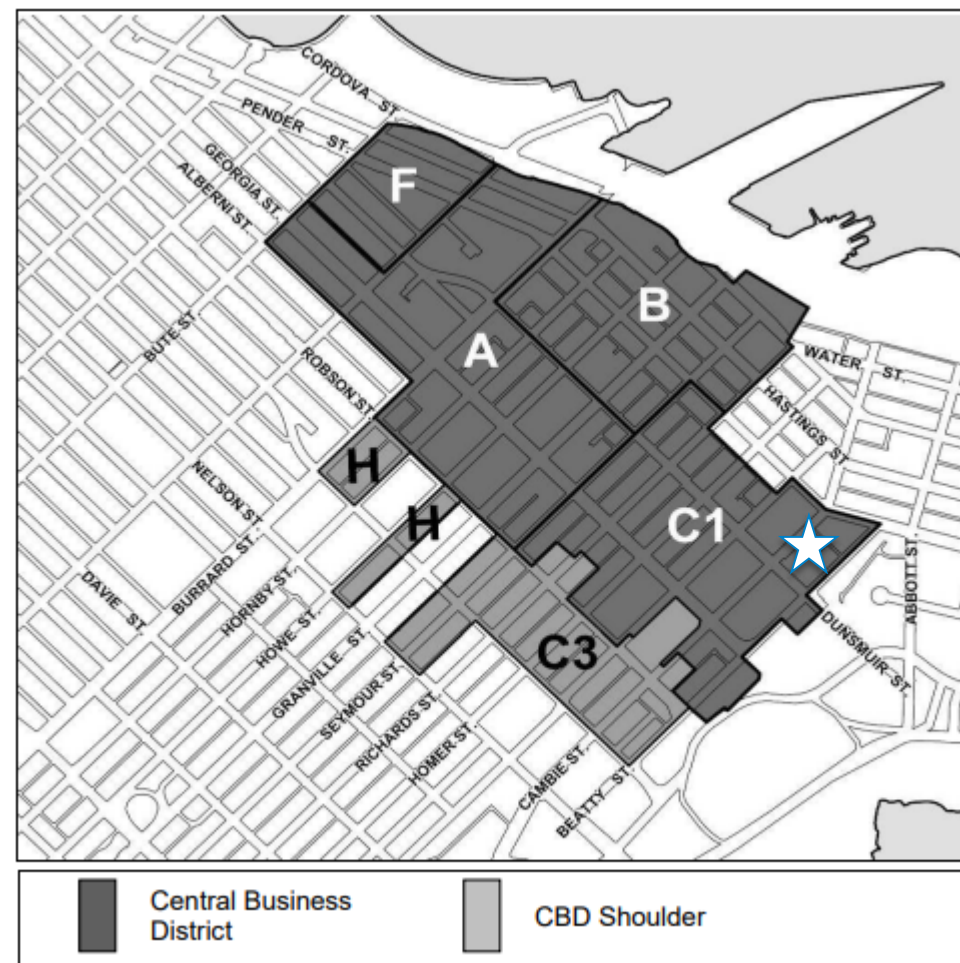
Adopted by City Council on June 16, 2009

1 Application and Intent

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space.

This policy requires that new development is non-residential use and also stipulates the conditions by which market residential uses may be permitted, in very limited instances, to achieve public objectives.

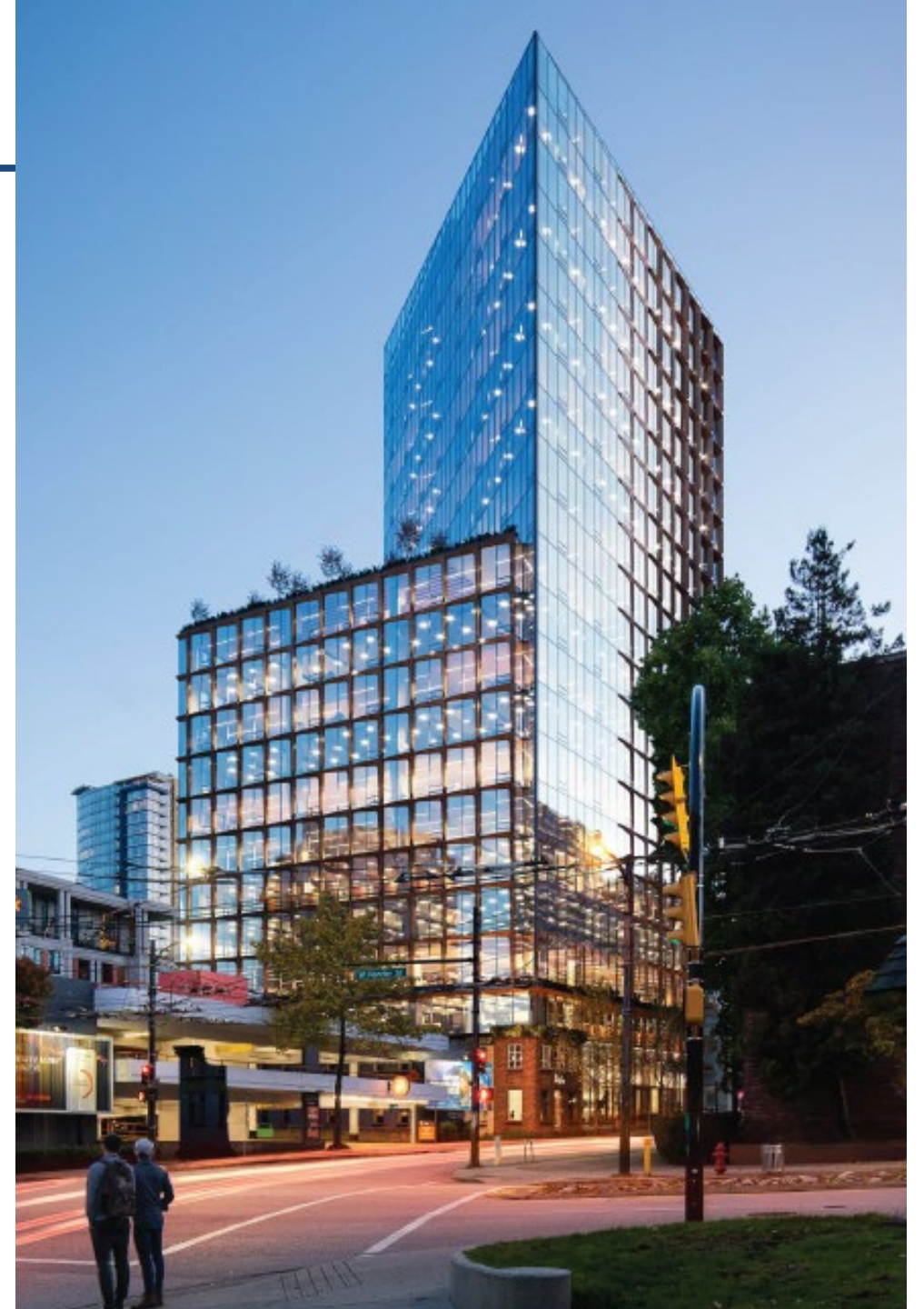
Proposals under this policy will adhere to policies and guidelines related to the Downtown Official Development Plan (DODP) and other relevant Council-approved policies, while providing additional opportunities to strengthen the commercial character of the area.





Proposal

- 22-storey office building
- Height of 92.2 m (302 ft.)
- 24,436 sq. m (263,024 sq. ft.), floor area (17.35 FSR)
- Underground parking
- Application submitted November 30, 2020
- 1,073 construction jobs



Cleland-Kent Heritage Building



Above: Cleland-Kent Heritage Building, 2020

Below: Proposed ground level rendering with Cleland-Kent façade retention



Victory Square – Equinox Shadow Analysis

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)

Victory Square – November 11 Shadow Analysis

November 11th (Remembrance Day)



9:45 am
November 11, 2020 Equinox (PST)



10:00 am
November 11, 2020 Equinox (PST)



10:30 am
November 11, 2020 Equinox (PST)



11:00 am
November 11, 2020 Equinox (PST)



11:30 am
November 11, 2020 Equinox (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.



Public Consultation

**Pre-application Community
and Stakeholder Meetings
September, 2019 to
November 2020**

**City-hosted
Virtual Open House
January 25 to February 14,
2021**

Comments of support

- Building design
- Neighbourhood fit
- Additional office space

Postcards distributed	8,050
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Questions	7
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Comment forms	68
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Other input	2
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Total	77
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Aware: 548

Informed: 223

Engaged: 73

Comments of concern

- Height and density
- Views and sunlight
- Neighbourhood fit



Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Commercial Linkage Target (Fixed Rate)	\$2,456,240
Development Cost Levies (DCLs)	\$5,447,227
Public Art	\$520,788
Total Value	\$8,424,255



Conclusion

- Meets intent of the Rezoning Policy for the CBD and CBD Shoulder and the Metro Core Jobs and Economy Land Use Plan.
- Partial retention of Cleland-Kent Heritage Building.
- Staff support the application subject to conditions in Appendix B.

