

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 534-550 Cambie Street

Summary: To rezone 534-550 Cambie Street from DD (Downtown District) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey commercial office building with a height of 92.2 metres (302 feet) and a floor space ratio (FSR) of 17.35 are proposed. The application also seeks to add the Cleland-Kent Building at 534 Cambie Street, as a 'C'-listed heritage building to the Vancouver Heritage Register.

Applicant: MCMP Architects

Referral: This relates to the report entitled "CD-1 Rezoning: 534-550 Cambie Street", dated November 2, 2021, ("Report"), referred to Public Hearing at the Council Meeting of November 16, 2021.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

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

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, generally as presented in the Report, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans 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;

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

- 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, generally as presented in the Report, be approved in principle.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Report, 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 of the Report;

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 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 bylaw 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.

[CD-1 Rezoning: 534-550 Cambie Street]