

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 516-536 West Pender Street and 501-515 Richards Street

Summary: To rezone 516-536 West Pender Street and 501-515 Richards Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey mixed-use building with hotel, commercial and office uses. A floor space ratio (FSR) of 20.66 and a height of 95.5 m (313 ft.), are proposed.

Applicant: Marcon

Referral: This relates to the report entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, dated September 2, 2025 (“Report”), referred to Public Hearing at the Council Meeting of September 16, 2025.

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 Marcon, on behalf of:

- 500 W Pender Holdings (No. 1) Ltd. and 500 W Pender Holdings (No.2) Ltd., the registered owners of the lands located at 516-536 West Pender Street and 501 Richards Street [*Lots 4 to 7 Block 34 District Lot 541 Plan 210 and Lots 8 to 10, Except the South 50 feet, Block 34 District Lot 541 Plan 210; PIDs 006-033-342, 013-654-730, 013-654-748, 013-654-772, 013-998-641, 013-998-650, and 013-998-676, respectively*]; and
- Lumbermens Building Corp., the registered owner of the land located at 509- 515 Richards Street [*PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 20.66 and the maximum building height from 91.4 m (300 ft.) to 95.5 m (313 ft.), to permit the development of a 29-storey mixed-use building, 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 by Henriquez Partners Architects, received February 15, 2023 and supplemental plans received January 6, 2025;

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

- B. THAT the heritage designation of the West Pender Street facade of the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street *[PID 006-033-342; Lot 4 Block 34 District Lot 541 Plan 210]*, and the Richards Street façade (with partial cornice return on the north and south elevations) of the existing building known as the “Lumbermen’s Building”, located at 509 Richards Street *[PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210]*, as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Report, prior to enactment of the CD-1 By-law.

- C. THAT subject to approval in principle of the rezoning, the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street *[PID 006- 033-342; Lot 4 Block 34 District Lot 541 Plan 210]*, be added to the Vancouver Heritage Register.
- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved;

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

- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, 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.

- F. THAT Recommendations A to E 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.

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