CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	September 2, 2025
Contact:	Daniel Feeney
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RTS No.:	18152
VanRIMS No.:	08-2000-20
Meeting Date:	September 16, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 zoning and heritage designation by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

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, 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 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.

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, 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 006-33-342; 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 new CD-1, generally as set out in Appendix C, 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 the CD-1, 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 CD-1 By-law.

F. THAT Recommendations A through 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.

REPORT SUMMARY

This report evaluates an application to rezone the properties located at 516-536 West Pender Street and 501-515 Richards Street to a CD-1 (Comprehensive Development) District to permit the development of a mixed-use building with hotel, commercial, and office uses.

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 *Hotel Development Policy*. Additionally, inclusion of the building known as the "Captain Pybus Building" on the Vancouver Heritage Register, along with protection of the street facades of both buildings through heritage designation by-law, is in line with the goals of the *Heritage Policies* to protect heritage resources with heritage value.

Staff support the application, subject to design development and other conditions. 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

- Vancouver Plan (2022)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009, last amended 2025)
- Hotel Development Policy (2025)
- Heritage Policies (2020, last amended 2024)
- Vancouver Heritage Register (2024)
- Employment Lands and Economy Review: Phase 2 (2020)
- Downtown Official Development Plan (1975, last amended 2022)
- Downtown (Except Downtown South) Design Guidelines (1975, last amended 1993)
- (DD) Downtown District Schedule (1975, last amended 2022)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Public View Guidelines (2024, last amended 2025)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

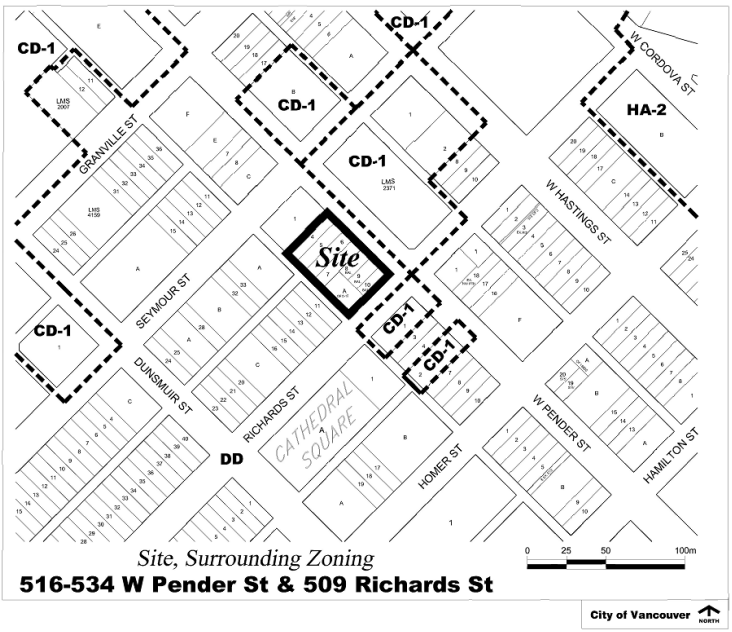
REPORT

Background/Context

1. Site and Context

The subject site is located on the southwest corner of West Pender and Richards Streets (see Figure 1). The site is comprised of eight parcels containing a multi-level parking structure and commercial-retail units fronting West Pender Street. There are also two existing buildings, constructed between 1909 and 1912. The total area is 2,029 sq. m (21,841 sq. ft.), with a frontage of 54.5 m (182 ft.) along West Pender Street and a depth of 36.6 m (120 ft.).

Figure 1: Location Map – Site and Context



The properties are located in the Central Business District (CBD) with surrounding sites containing predominantly residential and commercial uses. The Simon Fraser University Vancouver Campus and Harbour Centre are located one block northeast from the site. Nearby developments range in height from three to 29 storeys.

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks –** Cathedral Square Park (35 m) and Victory Square Park (225 m).
- **Cultural/Community Spaces** – šxʷƛ̓exən Xwtl'a7shn at Queen Elizabeth Theatre, Vancouver Library (Central Branch), BC Place Stadium/Rogers Arena, and Granville Entertainment District are all within 750 m of the site.
- **Public and Active Transportation** – Waterfront and Granville Street Skytrain stations are located within 350 m with nearby bicycle routes on Richards, Smithe and Dunsmuir Streets.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

Downtown Official Development Plan (DODP) – The DODP is a land use framework that guides the development of sites within the Downtown area. The DODP applied DD zoning to the properties in this area, with specific areas that set out permitted heights, densities, and uses appropriate for each location.

Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (CBD Rezoning Policy) – Approved in 2005, the intent of this policy was to intensify job space in the Metro Core. Additional heights and densities were permitted to exceed the DODP provisions through a rezoning. Heights and densities are managed by building performance and view cone compliance. The policy permits intensification of land uses to meet the demand for job space and improve the economic climate.

Located in Area C1 of the Rezoning Policy for the CBD, the policy requires new development to offer a minimum amount of job space. In Area C1, a minimum FSR of 7.0 allocated to non-residential floor area was required for new developments to intensify employment-generating space. Recent amendments to the Rezoning Policy for the CBD were approved to allow consideration of mixed-use buildings, with both hotel and residential units, in order to support the continued viability of Vancouver's tourism sector. Although this project was submitted under the 2008 policy, the recent 2025 amendments related to limited residential use do not apply, as the proposed development includes only hotel, commercial, and office uses.

Hotel Development Policy – The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. This policy guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels, including in the CBD. It also addresses the conversion of existing hotels to other uses or the conversion of strata residential and office to hotel.

Heritage Policies – Council approved the *Heritage Policies* on March 2020, stipulating that rezoning should not result in the demolition or severe alteration of a heritage property. To be considered favourably for rezoning, the heritage property on a rezoning site must be preserved, a high level of retention and conservation proposed, and it must be seismically upgraded. Legal protection of the heritage resource is required.

Strategic Analysis

1. Proposal

The application proposes a 29-storey mixed-use building that includes a 586-room hotel with event spaces, restaurants, and two storeys of office space. The proposal includes a floor area of 41,921 sq. m (451,235 sq. ft.), a building height of 95.5 m (313 ft.), and a floor space ratio (FSR) of 20.66.

2. Land Use

The site is located in area C1 of the Rezoning Policy for the CBD. The application for hotel, office, and commercial uses are consistent with the policy that seeks to intensify these uses.

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

Form of Development – This application proposes to develop a 29-storey mixed-use building with street façade retention of the two existing heritage buildings. The proposal's lower massing includes a stepped podium expression that integrates the Captain Pybus and the Lumbermen's front building façades to establish new street walls along West Pender and Richards Streets.

Urban Design Panel – The Urban Design Panel (UDP) reviewed this application on May 24, 2023 and supported the proposal. The UDP's recommendations included the following (with further details in Appendix D):

- Design development to visually mitigate the long apparent building width of the façade along West Pender Street;
- Further resolution of the key horizontal datum line alignments including the Lumbermen's cornice line to better relate to the adjacent heritage building; and
- Further design consideration of materiality at the upper portion of the building.

In response to UDP's recommendations, a revised proposal was submitted to reduce the long building width and massing of the upper portion of the tower along West Pender Street. With a substantial building step back along the east and west elevations, the revised design also addresses UDPs recommendations for improved horizontal datum line alignment to the Lumbermen's cornice line. The original and revised proposal is visualized in Figures 2 and 3.

Figure 2: Elevation Comparison
Original (2023) vs. Revised (2025) along Pender Street

Figure 3: Original (2023) vs. Revised (2025) along Richards Street

Height – The DODP establishes a maximum building height of 91.4 m (300 ft.) in area 'C1' with discretionary increases up to 137.2 m (450 ft.). The Rezoning Policy for the CBD does not establish height limits, rather, building heights are managed by building performance and compliance with view cones. The site is limited by Council-approved protected public view 3.2.3 – Queen Elizabeth Park and the tower at 95.5 m (313 ft.) complies with height parameters of this protected view.

Density – The DODP stipulates an outright maximum density of 7.00 FSR or a discretionary maximum of 8.05 FSR in area C1. The Rezoning Policy for the CBD permits consideration of density beyond this discretionary maximum without a defined limit, subject to urban design criteria, to support job space. The application generally complies with the Council-approved policies and guidelines and proposes a density of 20.66 FSR.

Public Realm – The DODP and *The Downtown (Except Downtown South) Design Guidelines* establish built form guidelines for this area. Policies anticipate at-grade open spaces with visual relief to create a distinctive, active streetscape. These areas are to be enhanced by active building interfaces that define a human-scaled public realm. The application proposes Privately-Owned Public Space (POPS) at the intersection of West Pender and Richards Streets, which is consistent with the DODP and the Design Guidelines. Staff have prepared conditions to enhance the overall public realm interface and to further strengthen the pedestrian activity in this area of downtown.

Upon initial review of the proposal, a statutory-right-of-way (SRW) of 5.5 m (18 ft.) was identified along West Pender and Richards Street. However, Engineering and Planning staff have determined that a relaxation of this requirement along Richards Street is conditionally supportable given that the new addition adjacent to the Lumbermen's heritage façade strengthens the street-wall alignment and is compatible with the historical context. In order to recoup the loss of SRW along Richards Street, the revised proposal includes a larger Privately Owned Public Space (POPS) for the public and hotel guests at the West Pender and Richards Street intersection. The applicant's proposed design of the POPS is visualized below.

Figure 4: Rendering of the Privately Owned Public Space (POPS) at West Pender and Richards Streets

4. Hotel Development

The proposed development includes a 586-room hotel as part of a 29-storey commercial building, aligning with the Hotel Development Policy. This policy contains recommendations to address a critical shortage of hotel rooms in Vancouver, as hotel occupancy rates were exceeding 90% during peak seasons and average daily rates significantly above the national average. The policy aims to facilitate the creation of approximately 10,000 new hotel rooms in Vancouver by 2050 to support the city's tourism economy and broader economic sectors such as film, tech, and life sciences, with several projects underway (Figure 5).

Figure 5: Hotel Developments Under Review, Approved, Under Construction and Recently Completed

Rezoning Application	Development Permit	Building Permit	Under Construction	Recently Completed
11 projects	6 projects	4 projects	4 projects	2 projects
2,650 rooms	680 rooms	750 rooms	625 rooms	140 rooms
27 projects in the pipeline Over 4,800 rooms				

Hotel Pipeline excludes active Rezoning Enquiries

The subject site is located within the CBD, a key area identified in the policy for hotel intensification. The proposal supports the policy's objectives by:

- **Increasing hotel supply and diversity** in a high-demand area, contributing to the city's economic resilience and tourism competitiveness. It also responds to Council's direction to prioritize hotel development in strategic locations and to enable a diversity of hotel types and price points across the city.

- **Providing a full-service hotel** with amenities such as restaurants and meeting spaces, which are essential for attracting large-scale events and business travel.

5. Heritage

Heritage Value and Character – The Statements of Significance describe the heritage value associated to a historic place and identify the character-defining elements of each building (see Appendix E).

The rezoning site includes two Edwardian-era heritage buildings; the Captain Pybus Building (1909), and the Lumbermen's Building (1911-1912). Both buildings are valued as important components of the early retail and commercial fabric of this area as the commercial hub shifted from Gastown to West Pender and West Hastings Street.

Designed by Architect, Michael O'Keefe, the Captain Pybus Building is a two-storey, mixed-use building characterized by its symmetrical brick masonry façade. It is also valued for its association with the original owner, Captain Henry Pybus, a prominent real estate investor and ship captain.

The Lumbermen's Building, also known as the North West Trust Building, is an eight-storey reinforced-concrete commercial structure. This building is characterized by a tripartite façade articulation, highly ornamented base and capital with terra cotta elements, and a five-storey brick shaft with window openings flanked by uninterrupted pilasters.

Figure 6:
(Left) 500-block of West Pender Street,
showing Captain Pybus Building (dashed line), 1985
(Right) Existing façade of Captain Pybus Building, 534 West Pender Street, 2023

Figure 7: (Left) North West Trust building, 509 Richards Street, 191
(Right) Existing façade of the Lumbermen's Building, 2023

Condition and Viability of the Property – The condition and viability of the Captain Pybus Building and Lumbermen's Building are outlined in the Structural Condition Report and the Existing Heritage Building Code Assessment. Both reports were based on available drawing information and site observations in 2022 and 2024. No invasive investigations (material testing or dismantling) were conducted as the buildings are still occupied.

The reports indicate that the existing exterior and structure of both heritage buildings are in good condition. Based on visual observation, notable signs of façade failure and typical material deterioration were identified due to natural weathering, prolonged deferred maintenance and moisture ingress. The reports also acknowledge that the proposed consolidation and conversion of the existing buildings to hotel, office, and commercial uses would trigger irreversible alterations by way of substantial upgrading of the existing structure, mechanical, electrical, energy, accessibility, and life-safety systems. The reports concluded that a minimal intervention approach by way of full building retention is impractical, and that the proactive strategy is to limit retention to the façade.

Heritage Conservation Plan – The Conservation Plan for each of the heritage buildings were prepared by Donald Luxton & Associates, which identify the primary conservation strategy as façade-only retention.

For the Captain Pybus Building, the heritage façade will be rehabilitated to include, but not limited to, the following scope of conservation work: masonry repairs, metalwork repair and/or replacement, and reinstatement of historically appropriate windows and storefront assemblies, or to match historic character of similar vintage. The heritage façade of the Lumbermen's Building will also be rehabilitated in a similar manner. All surviving original masonry façade elements will be preserved and seismically restrained to the new structure.

This includes, but is not limited to, the granite and glazed terra cotta elements of the two-storey base, the uninterrupted buff brick piers and glazed terra cotta window sills of the five-storey shaft, and the highly ornate glazed terra cotta elements of the capital that include the large projecting cornice with partial return on the south elevation facing the laneway. Missing character-defining elements that were identified for restoration include the partial cornice return on the north elevation, and the balustrade on the parapet level directly above the projecting cornice. The existing window and door assemblies were also identified as not original and will be restored to their original configuration.

Compatibility with Community Planning Objectives and Land-use Policy – In response to the Heritage Policies, the application proposes façade-only retention as the most viable conservation strategy for both of the heritage buildings. While this would result in substantial demolition of the exterior and structure of the heritage buildings, it would accommodate the construction of the proposed contemporary, multi-storey addition behind the retained façades. Given the high level of integrity displayed by the character-defining elements of the retained façades, the surviving original elements would be conserved in place and seismically upgraded, and all identified missing or heavily deteriorated elements would be restored. The retained heritage façades of the Captain Pybus Building and the Lumbermen's Building are to be legally designated as a protected heritage property.

Vancouver Heritage Commission – The Vancouver Heritage Commission reviewed this application on May 8, 2023. At the time, the proposed scope of work included the façade-only retention of the Captain Pybus Building only. No alterations and conservation work were proposed for the Lumbermen's Building. Since then, the applicant revised the scope of work for the Lumbermen's Building, including façade-only retention of the Lumbermen's Building to accommodate a multi-storey construction directly above and behind the retained historic front façade of the building. The revised application was reviewed by the Vancouver Heritage Commission on July 7, 2025.

The Commission endorsed the rehabilitation of both existing historic building facades as proposed in the application. The addition of the Captain Pybus Building to the Vancouver Heritage Register, as well as the designation of the street facades of both buildings as protected heritage property, were also endorsed (see minutes in Appendix E).

6. Parking and Transportation

The site is well-served by transit and is located in the downtown, walkable to shopping, entertainment and other amenities. Multimodal vehicle parking is provided on four levels of underground parking and accessed from the rear lane. A total of 168 vehicle parking spaces, 98 bicycle spaces and 13 loading spaces are proposed. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law. If approved, the proposed development will be required to provide a Class-C passenger loading space. This requirement will provide adequate space for coach buses to pick-up and drop-off hotel guests within the site's rear loading area adjacent to the lane.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy.

The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* was developed to find ways 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. Two of the three existing street trees are proposed for removal due to conflict with the proposed construction. Approximately five new street trees are proposed along Pender Street. Landscaping is proposed within the POPS, balcony terraces, and rooftop amenity areas located above the podium and rooftop. A detailed tree review, and the final number of new trees will be determined through the development permit process. See Appendix B for landscape and tree conditions of approval.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on March 28, 2023. Approximately 1,645 notification postcards were distributed within the neighbouring area on or about April 17, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from April 19 to May 2, 2023. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 53 submissions were received.

Figure 8: Overview of Notification and Engagement

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

Generally, comments of support fell within the following areas:

- **Use in the neighbourhood:** Support for the development of hotel use given the shortage of hotel units in the city. The development of hotel rooms would also help revitalize the neighbourhood and boost tourism.
- **Height, massing, and heritage:** The height of the proposed development is appropriate given the location and use. The design is very attractive and successfully incorporates the existing heritage on site.
- **Landscape:** Integration of greenery into the project and landscaping helps improve the access to greenspace in the area and is visually attractive.

Generally, comments of concern fell within the following areas:

- **Housing:** Too much space dedicated to hotel units relative to housing units. This prevents from allowing more housing to combat the housing crisis and lack of affordable residential units.

Response to Public Comments – Staff note the following:

- **Housing** – New hotel developments can indirectly help address Vancouver's housing crisis by reducing the demand for short-term rentals, thereby preserving long-term rental stock. There is also a critical shortage of hotels in the city and recent policy and new proposals help to close that gap. Adding more hotel units is important for the city's economic sector by boosting tourism and providing employment opportunities in the hospitality sector.

  Further, the Hotel Development Policy supports both hotel and residential uses. while this proposal does not include residential, the opportunity to co-locate these two uses are being captured through policy and recent applications.

9. Public Benefits

Community Amenity Contributions – The site is subject to a Commercial Linkage Target applicable to 100% non-strata commercial developments the Downtown area, with a rate of $185.53 per sq. m ($17.24 per sq.ft.). The rezoning application proposes to increase the permitted floor area by 27,717 sq. m (298,348 sq.ft.). The recently-approved Hotel Development Policy indicates that floor area associated with certain hotel-related spaces (5,649 sq. m or 60,805 sq.ft.) shall be excluded from the calculation. Based on these provisions, the Commercial Linkage Target applies to 22,069 sq. m (237,543 sq.ft.) of floor. The applicant has offered a cash Commercial Linkage Target of $4,095,241. The cash Commercial Linkage Target from this application will be allocated towards public benefits in the Downtown and Metro Core area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2024 and the proposed 41,921 sq. m (451,235 sq. ft.) of commercial floor area (including office), the DCLs are estimated to be $13,997,310.

Public Art Program – The application is subject to a public art contribution estimated at $893,445. The public art budget will be calculated on the floor area proposed at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide a cash Commercial Linkage Target, a DCL payment, and a public art contribution. See Appendix H for additional details.

CONCLUSION

Staff have reviewed the application to rezone 516-536 West Pender Street and 501-515 Richards Street for a 29-storey mixed-use building and conclude that the height, density, and land uses are consistent with the *Rezoning Policy for the CBD and CBD Shoulder* and *Hotel Development Policy*. If approved, the project will contribute to increasing job and hotel space and help advance 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.

* * * * *

516-536 West Pender Street and 501-515 Richards Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 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 plan 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 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 this 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.

Condition of Use

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

   (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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 area must assume that the site area is 2,029 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined must not exceed 20.66.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, 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, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) all storage area below base surface.

5.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

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

if the Director of Planning or Development Permit Board considers the intent of this by law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 95.5 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, no part of the development is permitted to protrude into the Council-approved protected public views, as set out in the *Public Views Guidelines*.

* * * * *

516-536 West Pender Street and 501-515 Richards 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 THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Henriquez Partners Architects, received February 15, 2023 with supplemental plans received January 6, 2025.

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

Urban Design

1.1 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity by the following:

(a) Proposed Privately Owned Public Space (POPS) at the corner intersection of West Pender and Richards streets:

(i) Ensure that the plaza is inclusive, accessible and supports a diversity of activities and users;

Note to Applicant: Refer also to the Downtown (except Downtown South) Design Guidelines, Section 2 and Urban Design condition 2.1.

(ii) Provision of high-quality landscape design strategies to include a mix of improved hardscape paving, landscaped areas and site furniture;

Note to Applicant**:** Refer also to landscape condition 1.6.

(b) Along West Pender Street frontages:

(i) Provision of continuous weather protection along the full width of the north ground level façades of the proposed building excluding the heritage facade; and

Note to Applicant: An architecturally-integral, demountable glass canopy should be of high-quality, durable materials and finishes, should be sloped for positive drainage away from the public realm, and should include integrated rainwater scuppers and leaders, and lighting. An approximate depth to height ratio of 7:10 or 6:9 is encouraged for a functioning canopy design. Refer also to the Central Area Pedestrian Weather Protection (except Downtown South).

(ii) Exploration of high-quality operable glazing system along the West Pender Street frontage that allow for improved direct visual and physical connection contiguous between the restaurant interior and the outdoor dining;

(c) Along the rear lane:

(i) Demonstrate design strategies with exploration of improved landscape and surface treatments;

(d) Around the site:

(i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm;

Note to Applicant: An architectural, landscape lighting and wayfinding strategies should be provided at the time of the Development Permit application demonstrating the design approach and distinguishing the two hotel entrances on West Pender and Richards streets.

1.2 Design development to improve the exposed blank wall condition along the west elevation;

Note to Applicant: Suggested strategies include glazed openings, high-quality material treatment and textured finishes, murals, etc. in a visually-appealing and with well-resolved pattern that does not appear as a party wall, as shown.

1.3 Design development to refine the tower crown;

Note to Applicant: Further integration of elevator overrun into the overall building design is required. Additionally, the three façade expressions at the upper portion of the tower along West Pender Street should maintain a distinctive façade expression that compliments the stepped facade expression at the lower portion of the building.

1.4 Design development to maintain the overall architectural expression and massing of the building;

Note to Applicant: The intent is to ensure contextual fit, visually mitigate the long apparent building width and façade along the West Pender Street and reinforcing the overall architectural expression by maintaining high-quality materials and proposed greenery throughout the building, as shown.

Landscaped Design

1.5 Design development to improve the Landscape treatment of the POPS area to help enhance the overall public realm interface and to further strengthen the pedestrian activity by providing the following:

(a) A greater balance of softscape and natural elements;

Note to Applicant: Introduce a greater portion of natural elements where possible, such as trees and water features per section 5.2.5 of the Downtown (except Downtown South) Design Guidelines.

(b) An outdoor lighting plan;

Note to Applicant: Proposed lighting plan should align with the intent of section 2.2.1 (d) of the *Downtown (except Downtown South) Design Guidelines*.

1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters.

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.

1.8 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.9 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for a commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Heritage

1.10 Design development to reinstate historically appropriate storefront assemblies for the retained heritage façade of the Captain Pybus Building based on existing archival documentation, or to match historic character of similar vintage.

1.11 Design development to retain the heritage façade of the Lumbermen's Building (509 Richards Street) including the existing terra cotta cornice return along the south elevation, and to restore missing architectural cornice elements based on archival documentation.

1.12 Provision of colour-coded retention drawings, including structural details of the proposed façade stabilization strategy where applicable, with methods integrated in the sequence of construction letter. This should be submitted with the "Assurance of Retention of Existing Portions of Buildings" letter (copy attached) from the Professional of Record, resubmitted in triplicate. The retention and façade stabilization documentation confirms that they will supervise the construction work with a qualified heritage professional, in compliance with the approved Conservation Plans.

Notes are to appear on the retention drawings indicating the following:

(i) That all parts of the building shown as being retained will be retained in place, and not removed from their original location within the building at any time;

(ii) That 'retained wall' means the retention of the existing studs and sheathing;

(iii) That 'retained floor' means the retention of the existing floor joists and sub-floor; and

(iii) That 'retained roof' means the retention of the existing roof rafters and sheathing.

Note to Applicant: Retention of existing heritage building (or components) is required. Retention documentation should clarify extent of feasible retention of the heritage building. It should clearly indicate whether material is to be salvaged, reinstated, or replicated with new. If any significant structural changes are proposed, then a full set of revised drawings, including plans and sections, will be required. A copy of the approved retention drawings and the sequence of construction letter will form part of all subsequent permit application drawings.

1.13 Provision of digital copies of the approved Statement of Significance and Conservation Plan for the Captain Pybus Building at 534 West Pender Street (October 2022; revised January 2023), and the Outline Conservation Plan for the Lumbermen's Building at 509 Richards Street (January 2023; revised November 2024), both prepared by Donald Luxton and Associates.

Note to applicant: Final versions of the documents are to incorporate feedback from heritage staff, with revisions made to the satisfaction of Director of Planning. The scope of work contained within the referred conservation documents should be cross-referenced consistently within future development permit documentation.

Sustainability

1.19 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*

Engineering

1.20 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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 permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.21 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.22 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.

1.23 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.24 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

1.25 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf

1.26 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(i) "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 and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Proposed trees on West Pender Street frontage to avoid conflict with the bus zone area.

(ii) Portions of proposed footings that are shown encroaching into Richards St.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

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

Note to Applicant: New door swings at 534 West Pender Street are shown entirely on City property.

1.28 Provision of a Transportation Demand Management (TDM) Plan.

Note to applicant: Submit TDM Plan A, B, C or D. These requirements will apply to site development permits following this rezoning.

1.29 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies include Class C passenger loading. All maneuvering to be provided on-site independent of the Class B loading spaces.

1.30 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.31 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances;

1.32 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.33 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: 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.

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

1.34 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City 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 are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.35 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right of Way (SRW) for public life use over the proposed Privately Owned Public Space (POPS).

Note to the Applicant: The final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. Refer also to Urban Design condition 1.1(a).

Engineering

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of: Lots 8, 9 and 10, all Except the South 50 Feet; Lots 4, 5, 6 and 7; and Lot A (See 414418-L) of Lots 8, 9 and 10; all of Block 34, District Lot 541, Plan 210, to create a single parcel.

2.3 Make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all existing building elements of the Captain Pybus Building (534 West Pender Street) and the Lumbermen's Building (509 Richards Street) which encroach onto City property.

Note to Applicant: An application to the City Surveyor is required. The applicant will also be responsible for the preparation of survey plans and all Land Title Office registration fees.
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 at that time.

2.4 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Richards Street and West Pender Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

The SRW is only required along the portions of these streets where heritage facades are not being retained and where portions of the new building are not proposed within this area on the rezoning plans.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, 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 2.6 (a), the Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

(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 dated Jan 6, 2025, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm. Should the development require water service connections larger than the size of the 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. The maximum water service connection size is 300mm.

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.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 516 West Pender Street require the following in order to maintain acceptable sewer flow conditions.

(i) Upsize 68 m of existing 300 mm SAN sewer to 375 mm SAN from MH FJD0GL at the intersection of Cambie Street and West Hastings Street to MH__FJD0H6 at the intersection of Cambie Street and L/S Cordova Street.

(ii) Upsize 55 m of existing 300 mm SAN sewer to 450 mm SAN from MH__FJD0H6 at the intersection of Cambie Street and L/S Cordova Street to MH_FJD0HG at the intersection of Cambie Street and Cordova Street.

(iii) Upsize 16 m of existing 300 mm SAN sewer to 450 mm SAN from MH_FJD0HG at the intersection of Cambie St and Cordova Street to MH_ FJD0HU fronting 309 West Cordova Street.

(iv) Upsize 22 m of existing 300 mm SAN sewer to 450 mm SAN from MH_ FJD0HU fronting 309 West Cordova Street to MH_FJD5ZC at the intersection of Cambie Street and Trounce Alley.

(v) Upsize 14 m of existing 300 mm SAN Sewer to 450 mm SAN from MH_FJD5ZC at the intersection of Cambie Street and Trounce Alley to MH_ FJD0HX fronting 220 Cambie Street.

(vi) Upsize 44 m of existing 250 mm SAN sewer to 450 mm SAN from MH_ FJD0HX fronting 220 Cambie Street to MH_FJD0IL at the intersection of Cambie Street and Water Street. The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: Development to be serviced to the existing 375 mm SAN sewers in the lane south of West Pender Street.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City.

All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

(c) Street improvements, and appropriate transitions, along West Pender Street adjacent to the site, including:

(i) 1.2 m wide hardscape front boulevard with street trees;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(d) Provision of street improvements, and appropriate transitions, along Richards Street adjacent to the site, including:

(i) Broom finish saw-cut concrete sidewalk from the back of the curb to the property line;

(ii) Standard concrete lane crossing, new curb returns and curb ramps;

(e) Provision for full depth asphalt restoration along laneway frontage complete with center valley drainage.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

(f) Provision of speed humps in the lane south of Pender Street between Seymour Street and Richards Street.

(g) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(h) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(i) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.
Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(j) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Sewer upgrades per condition 2.5 (b).

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

An administrative recovery charge will be required from the applicant to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

For general Latecomer Policy information refer to the website at:
https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

Heritage

2.7 Addition of the Captain Pybus Building (534 West Pender Street) to the Vancouver Heritage Register.

2.8 Designation of the West Pender Street façade of the Captain Pybus Building by by-law as protected heritage property, with notice of such by-law to be registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services.

2.9 Designation of the Richards Street façade (with partial cornice return on the north and south elevations) of the Lumbermen's Building (509 Richards Street) by by-law as protected heritage property, with notice of such by-law to be registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services.

2.10 Provision of a Section 219 Heritage Restoration Covenant, which is to be completed and registered on title, obligating the owner, and future owners over time, to carry out approved restoration work and to protect and maintain the Captain Pybus Building (534 West Pender Street) and the Lumbermen's Building (509 Richards Street), and related matters, to the satisfaction of the Director of Planning and the Director of Legal Services.

Public Art

2.11 Execute an agreement satisfactory to the Director of Legal Services and the Director 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 Director of Legal Services and the Director of Arts, Culture and Community Services.

Note to Applicant: Please contact staff at publicart@vancouver.cato discuss your application.

Commercial Linkage Contribution

2.11 Pay to the City a contribution of $4,095,241 to be allocated towards public benefits in the Downtown and 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 satisfactory to the Director of Legal Services prohibiting both the separate sale and the strata subdivision of the consolidated site.

Environmental Contamination

2.13 If applicable:

(a) Submit a site disclosure statement to Environmental Services.

(b) Submit a site disclosure statement to Environmental Services (Environmental Protection).

(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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priorityover 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-law and at no cost to the City. 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 aform 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.

* * * * *

516-536 West Pender Street and 501-515 Richards Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT HERITAGE DESIGNATION BY-LAW

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting, including updated legal description of the newly consolidated property.

1. Council considers that the real property described as:

West Pender Street façade of the Captain Pybus Building	534 West Pender Street	PID: 006-033-342 Lot 4 Block 34 District Lot 541 Plan 210
Richards Street façade of the Lumbermen's Building, with partial cornice return on the north and south elevations	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

   has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real properties described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"516-536 West Pender Street & 501-515 Richards Street"	[CD-1 #]	[By-law #]	DD

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

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

"[CD-1#]	[By-law#]	516-536 West Pender Street & 501-515 Richards Street"

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516-536 West Pender Street & 501-515 Richards Street
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed the original rezoning application package on May 24, 2022. This proposal was 32-storey hotel. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: Support with Recommendations (5/0)

Having reviewed the project it was moved by **MEETA LELE** and seconded by **JON STOVELL** and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:

- Design development to visually mitigate the long apparent building width and façade along the West Pender Street and to further strengthen the overall architectural expression by reinforcing the Parti.
- Further resolution of the key horizontal datum line alignments including the Lumbermen's cornice line to better relate to the adjacent heritage buildings.
- Further resolution of the hotel drop off experience for the hotel guests.
- Consideration of introducing contemporary materiality towards the upper portion the building to delineate between the new and the old.
- Further consideration to reduce embodied carbon and thermal bridging.

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516-536 West Pender Street & 501-515 Richards Street
VANCOUVER HERITAGE COMMISSION MINUTES
May 8, 2023

A meeting of the Vancouver Heritage Commission was held on Monday, May 8, 2023, at 11:00 AM in Joe Wai Room, City Hall, and by electronic means.

PRESENT:	James Evans, Chair Shawn Preus, Vice-Chair Timothy Ankenman Michael Gordon Nancy Kirkpatrick Judy Lam Maxwell* Joel Massey Jenni Pace Mika Yamada
ABESENT:	James Evans, Chair Shawn Preus, Vice-Chair
ALSO PRESENT:	Zlatan Jankovic, Senior Heritage Planner (Staff Liaison) Elijah Sabadlan, Heritage Planner James Boldt, Heritage Planner
CITY CLERK'S OFFICE:	Ana Denissenko, Committee Clerk

*Denotes absence from a portion of the meeting.

2. Captain Pybus Building, 534 W Pender St (Potential VHR-B)
Lumbermen's Building, 509 Richards St (VHR-B)
RZ-2023-00007

Staff:
Elijah Sabadlan, Heritage Planner

Applicants:
Lloyd Rubidge, Henriquez Partners Architects
Donald Luxton, Donald Luxton & Associates

Staff introduced the agenda item and applicants provided a presentation. Following discussion, it was

MOVED by Commissioner Massey
SECONDED by Commissioner Ankenman

WHEREAS the Captain Pybus Building, 534 W Pender St is a potential VHR-B building and the Lumbermen's Building, 509 Richards St is listed as VHR-B;

AND WHEREAS the rezoning application includes the retention and rehabilitation of the façade of the Captain Pybus Building, 534 W Pender St, and at this time does not propose upgrades to the Lumbermen's Building, 509 Richards St;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission, having reviewed the plans as presented by the applicants at the Commission meeting of May 8, 2023, endorse the designation of the Captain Pybus Building, 534 W Pender St and the Lumbermen's Building, 509 Richards St;

AND FURTHER THAT the Vancouver Heritage Commission ask the applicant team to explore options for seismic and other building upgrades at the Lumbermen's Building, 509 Richards St, and its façade, and report back to the Vancouver Heritage Commission.

CARRIED UNANIMOUSLY
(Commissioner Lam Maxwell absent for the vote)

VANCOUVER HERITAGE COMMISSION MINUTES
July 7, 2025

A meeting of the Vancouver Heritage Commission was held on Monday, July 7, 2025, at 11:05 AM in Joe Wai Room, City Hall, and by electronic means.

PRESENT:	Nancy Kirkpatrick, Vice-Chair Alison Fraser* Michael Gordon Judy Lam Maxwell Hilary MacDonald* Shawn Preus Debbie Schachter Ivonne Voelkel
ABESENT:	James Evans, Chair (Leave of Absence) Paul Giles (Leave of Absence) Narges Afee
ALSO PRESENT:	Councillor Mike Klassen, Council Liaison Zlatan Jankovic, Senior Heritage Planner (Staff Liaison)
CITY CLERK'S OFFICE:	Taimiya Khalid, Coordinator, Planning Committees

*Denotes absence from a portion of the meeting.

1. 516-534 W. Pender St. & 509 Richards St.
516-534 W Pender - Captain Pybus Building (Potential VHR)
509 Richards St. - Lumbermen's Building (VHR)

Staff:
Daniel Feeney, Rezoning Planner
David Cha, Development Planner
Zlatan Jankovic, Senior Heritage Planner

Applicants:
Marcus Jaheny - Marcon
Peter Wood - HPA
Dallas Hong - HPA
Gregory Henriquez - HPA
Donald Luxton - Donald Luxton and Associates Inc

Staff introduced the agenda item and applicants provided a presentation. Following discussion, it was

MOVED by Commissioner Lam Maxwell
SECONDED by Commissioner MacDonald

WHEREAS

1. The City of Vancouver has received a rezoning application from Marcon to rezone 516-534 West Pender St. and 509 Richards St. from DD (Downtown District) to CD-1 (Comprehensive Development) to permit the development of a 29-story mixed-use building with hotel, office, and commercial uses;

2. The site includes two buildings - the Captain Pybus Building (1909) (not registered on VHR) and the Lumbermen's Building (1911-12), which is listed on the Heritage Register but not municipally protected through a heritage designation;

3. It is proposed that the facades of the two buildings be retained, conserved and rehabilitated;

THEREFORE BE IT RESOLVED

A. THAT the Vancouver Heritage Commission, having reviewed the Conservation Plan for the Captain Pybus building (prepared by Luxton Heritage Consultants, dated October 2022, revised January 2023), endorse the rehabilitation of its façade;

B. THAT the Vancouver Heritage Commission supports the addition of the Captain Pybus building to the Vancouver Heritage Register;

C. THAT the Vancouver Heritage Commission, having reviewed the plans, supports the long term protection by municipal designation of the retained

and conserved components of the Captain Pybus Building, 534 W Pender St and the Lumbermen's Building, 509 Richards St;

D. THAT the Vancouver Heritage Commission endorses the Conservation Plan for the Lumbermen's Building (prepared by Luxton Heritage Consultants, dated June 2025), including the retention and preservation of its façade and partial return wall and also, the salvage of all marble surfaces, all existing mosaic tiles, some of the bricks and beams, and any historic material discovered during dismantling of the building which is salvageable, and they be set aside for reuse in the new development of the Lumbermen's Building;

E. THAT the Vancouver Heritage Commission supports the proposed development overtop the Lumbermen's Building;

F. THAT in accordance with Standard 11 of the "Standards and Guidelines for the Conservation of Historic Places in Canada," the Vancouver Heritage Commission encourages the applicant to ensure the proposed new construction behind and above the Lumbermen's Building is physically and visually compatible with and subordinate to the preserved façade and partial return wall of the historic building.

CARRIED UNANIMOUSLY

Captain Pybus Building, 534 West Pender Street (to be added to VHR)
redacted from the Conservation Plan, Donald Luxton & Associates

3 STATEMENT OF SIGNIFICANCE

CAPTAIN PYBUS BUILDING / BC WINE CO. BUILDING
534 WEST PENDER STREET, VANCOUVER, BC

Description of the Historic Place
Located on the south side of the 500-block of West Pender Street in Downtown Vancouver, the Captain Pybus Building was constructed in 1909. The two-storey, mixed-use building is characterized by its Classical symmetrical front façade with large windows with arched lintels and a prominent cornice.

Heritage Value of the Historic Place
The Captain Pybus Building is significant for its association with the Edwardian era commercial development of West Pender Street. The building is valued additionally for its association with original owner Captain Henry Pybus and as an example of Edwardian era architecture, as designed by Michael O'Keefe.

Constructed in 1909, the Captain Pybus Building is significant as a strong contributor to the historic streetscape of West Pender Street, as one of a series of Edwardian-era commercial buildings along the corridor. Its strategic location placed the building within the hub of commercial activity, which was at the time shifting south from Gastown to West Pender and West Hastings Street, making the Captain Pybus Building an important component of the new commercial fabric of the area. Upon its opening, the building housed the B.C. Wine Company Ltd. in the main floor commercial space, with various businesses (including several real estate brokers, a tutor, and an auctioneer) occupying the second floor. The B.C. Wine Company Ltd. was among the longer-term early tenants, remaining until 1917. Following the First World War, the building housed an Art Engraving company, a jeweler and, in 1930, the Boston Cafe. The continuous commercial and office use of the Captain Pybus Building over its lifetime reflects the long-term appeal of its central location.

3 STATEMENT OF SIGNIFICANCE

The Captain Pybus Building is valued for its association with original owner and well-known seaman Captain Henry Pybus. A Master Mariner, Captain Henry Pybus was born in Cape Town, South Africa in 1850. Pybus was associated with transpacific shipping on the west coast of Canada from the time the first Canadian Pacific Empress liner set sail from Vancouver. In the late 1880s, Pybus became a river pilot on the Yangtze before leaving to join the Canadian Pacific Steamships. He would eventually command all three of the Empress line ships in Vancouver. Pybus and his wife Florence (nee Falconer) had two children, Ann and Mary, both of whom married into the prominent Bell- Irving family. In addition to his nautical accomplishments, Pybus also commissioned the construction of a handful of structures in Vancouver beginning in 1904. Aside from this namesake building along West Pender Street, Pybus also developed an apartment building on Seymour Street, a commercial building on Richards Street, and several houses throughout the city. Pybus was a member of the Honorable Society of Master Mariners and also became very active in the Art, Historical, and Scientific Association of Vancouver, where he was President from 1921 to 1927. Pybus retired in 1911 and lived in Vancouver until his death in 1938. This building remains a tangible example of Pybus's contributions to Vancouver's development.

Designed by Michael O'Keefe, the Captain Pybus Building is significant as an excellent example of the vernacular response to the preferred architecture of the Edwardian era. Structures built during this time typically used materials in a manner that expressed a more subdued style. The design of the masonry building is accented by its arched lintels and prominent cornice adorned with brackets. Though likely not a registered architect, O'Keefe was an active designer and contractor in Vancouver in the early 1900s; the majority of his commissions were in and around Downtown and Chinatown. O'Keefe passed away the same year the Captain Pybus Building was designed and constructed. The building remains an excellent example of Classical Edwardian architecture as designed by O'Keefe.

Character-Defining Elements
Elements that define the heritage character of the Captain Pybus Building are its:

- mid-block location along West Pender Street in Downtown Vancouver;
- continuous mixed use occupation since 1909;
- commercial form, scale, and massing as expressed by its two-storey height with flat roof,
- main floor set at grade, single storefront, and access to second storey office space; masonry construction;
- Edwardian-era design features, including: brick cladding; projecting mid-section cornice; prominent roofline cornice with large brackets; and embellished brickwork along the second storey with doubled pattern arched brick lintels; and
- original double-hung wood frame and sash windows with wooden horns; and ground floor storefront.

Lumbermen's Building, 509 Richards Street (VHR-listed)
redacted from the Conservation Plan (November 2024), Donald Luxton & Associates

3 STATEMENT OF SIGNIFICANCE

View of Lumbermen's Building along 509 Richards Street. October 2022.

LUMBERMEN'S BUILDING / NORTH WEST TRUST BUILDING
534 WEST PENDER STREET, VANCOUVER, BC
(Statement of Significance was prepared and recorded on The Canadian Register of Historic Places)

Description of the Historic Place
The eight-storey Lumbermen's Building, originally known as the North West Trust Building, is a reinforced-concrete commercial structure with terra cotta ornament, built in 1911-12 and located on Richards Street south of West Pender Street in downtown Vancouver.

Heritage Value of the Historic Place
The Lumbermen's Building has heritage value for its fine Edwardian Commercial architecture and for being representative of the numerous commercial buildings erected by financial companies in downtown Vancouver during the years immediately before the First World War.

The historic place has considerable value for its architectural design and its structure. It comprises a good example of the Edwardian Commercial Style, which was the decorated version of the Commercial Style, in which the elevation is treated in three parts - a base and a cap, both of which are finished in ornamental terra cotta; and a five-storey, relatively plain brick-faced 'shaft' between them. The decorated façade contrasts with the plain, brick treatment of the other three elevations. Inside as well, the high ground-floor banking hall was generously decorated in a classical vocabulary, whereas the upper floors were relatively plain in their treatment. The structure has value as well, being a relatively early example of a reinforced-concrete 'high rise'. The first building of this kind in Vancouver was the much more simply treated Europe Hotel, built in 1906-07. Several other tall and ornamented buildings, including this historic place, were erected during the city's building boom of 1911-13.

3 STATEMENT OF SIGNIFICANCE

The building also has value for being a work by architects J. Matheson & Son and for having been built by Dominion Construction, both important firms in Vancouver's development during that period. Dominion Construction, associated with Vancouver's Bentall family, has continued in business to this day.

The building has value as well for representing the ups and downs of the local financial industry in the early twentieth century. It was in the avant-garde of the then new trend of high rise office buildings in which banks or trust companies occupied the ground floor, superseding the low-rise 'temple banks' of the previous decade. The building was put up for the North West Canada Trust Co. Ltd., one of the many trust companies that arose during the highly competitive and overheated market for mortgages and other financial services during the pre-War building boom (chartered banks were prohibited from investing in real estate). The company did not survive the subsequent depression, as the provincial government possessed the building in 1914. The Vancouver-based Lumbermen's Trust Co., which was founded in 1911 and located here around 1923, was the first in Canada to issue timber bonds, which provided working capital for sawmills. This association has value for asserting the importance of the lumber industry to British Columbia over many generations, and showing that the industry also expanded in the years around 1911.

The building has changed hands frequently since and was used for a series of ground-floor retail uses, reflecting the consolidation of the financial sector and the declining land values in this part of downtown. Alterations undertaken in 1980 concealed much of the ornament in the former ground-floor banking hall,but left it essentially intact. That same initiative changed the layout of most of the upper-floor offices.

Source: Canada's Historic Places website.

Character-Defining Elements

Elements that define the heritage character of the Lumbermen's Building are its:

- The simple, point-tower massing built flush to the sidewalk and lane
- The clear articulation of the Richards Street elevation, treated as an ornamented base and cap, with a simpler 'shaft' treatment in the middle five storeys
- The classical terra cotta ornament on the ground floor, including the Doric columns and pilasters supporting a frieze and cornice; the column bases, the arched surrounds on the outer bays; the recessed panels between the mezzanine windows, and the narrow frieze above the mezzanine floor
- The terra cotta ornament of the top floor, including the segmental-headed windows, decorative frieze, strong cornice, and dentils and brackets below the window sills
- The uninterrupted brick piers and recessed spandrels of the intermediate floors
- The terra cotta capping to the parapet on the south elevation
- The metal two-over-two vertical sash windows with Georgian wired glass on the east elevation of the light well
- The metal three-over-three vertical sash windows with Georgian wired glass on the north-facing windows of the light well
- The terra cotta window sills on all the elevations
- The plain brick walls on the side and rear elevations
- The buff facing brick on the north elevation of the light well
- The classical ornament of the former banking hall on the ground floor and mezzanine, particularly at ceiling height, including the ornament that is concealed behind modern dropped ceilings
- The patterned mosaic tiles, including on the ground floor and adjacent to the elevator on all floors
- The staircase that surrounds the elevator shaft

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516-536 West Pender Street & 501-515 Richards Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

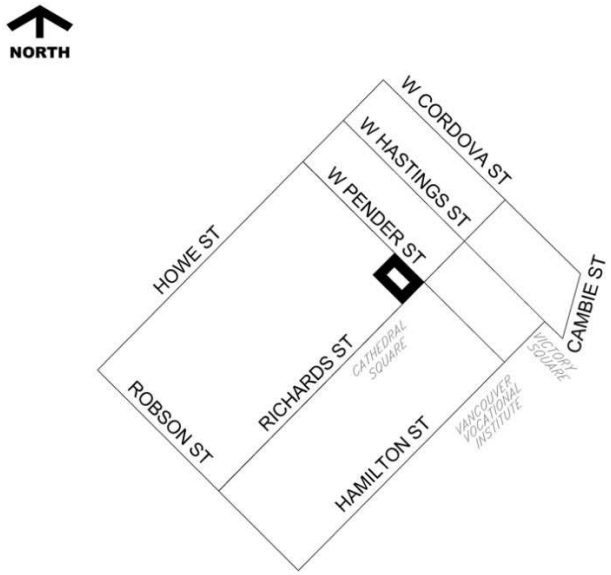
	Date	Results
Event		
Question and Answer Period (City-led)	April 19, 2023 – May 2, 2023	153 participants (aware)* • 71 informed • 27 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	April 17, 2023	1,645 notices mailed
Public Responses		
Online questions	April 19, 2023 – May 2, 2023	0 submittals
Online comment forms • Shape Your City platform	March 2023 – July 2025	53 submittals
Overall position • support • opposed • mixed	March 2023 – July 2025	53 submittals • 50 responses • 2 responses • 1 responses
Other input	March 2023 – July 2025	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2023 – July 2025	2,408 participants (aware)* • 869 informed • 53 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.

Generally, comments of support fell within the following areas:

- **Use, development, and neighbourhood:** Support for the development of hotel use given the shortage of hotel units in the city. The development of hotel rooms will also help revitalize the neighbourhood, and boost tourism.

- **Height, massing and heritage:** The height of the proposed development is appropriate given the location and use, and the design is very attractive and successfully incorporates the existing heritage on site.

- **Landscape:** Integration of greenery into the project and landscape helps improve the access to greenspace in the area and is visually attractive.

Generally, comments of concern fell within the following areas:

- **Housing:** Too much space dedicated to hotel units relative to housing units. This prevents from allowing more housing to combat the housing crisis and lack of affordable residential units.

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:

- The proposed development provides access to public space.
- General support for commercial spaces proposed in the project.
- The proposed density is supportable given the location of the project, as well as the proposed uses (hotel, commercial, etc.).

General comments of concern:

- No further comments of concern noted.

Neutral comments/suggestions/recommendations:

- Consider allowing additional height to include more uses and amenities (e.g. childcare).
- Allow for street activation at the laneway to make the area around the project even more welcoming and attractive.

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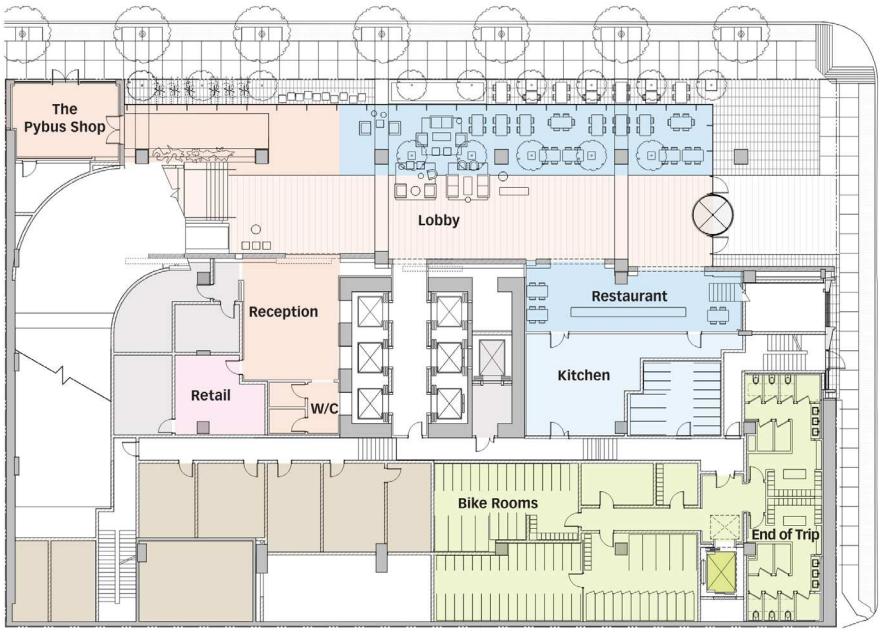
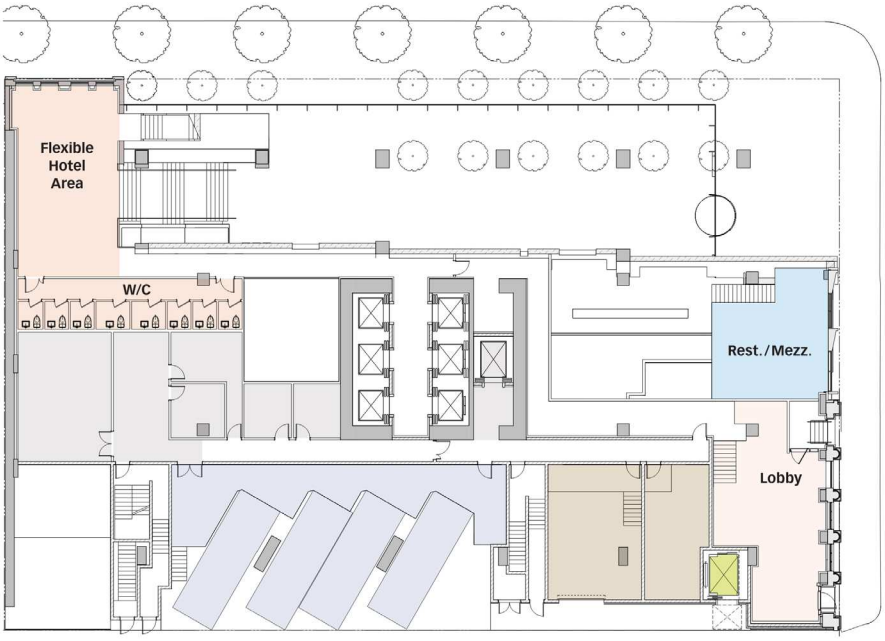
516-536 West Pender Street & 501-515 Richards Street
FORM OF DEVELOPMENT DRAWINGS

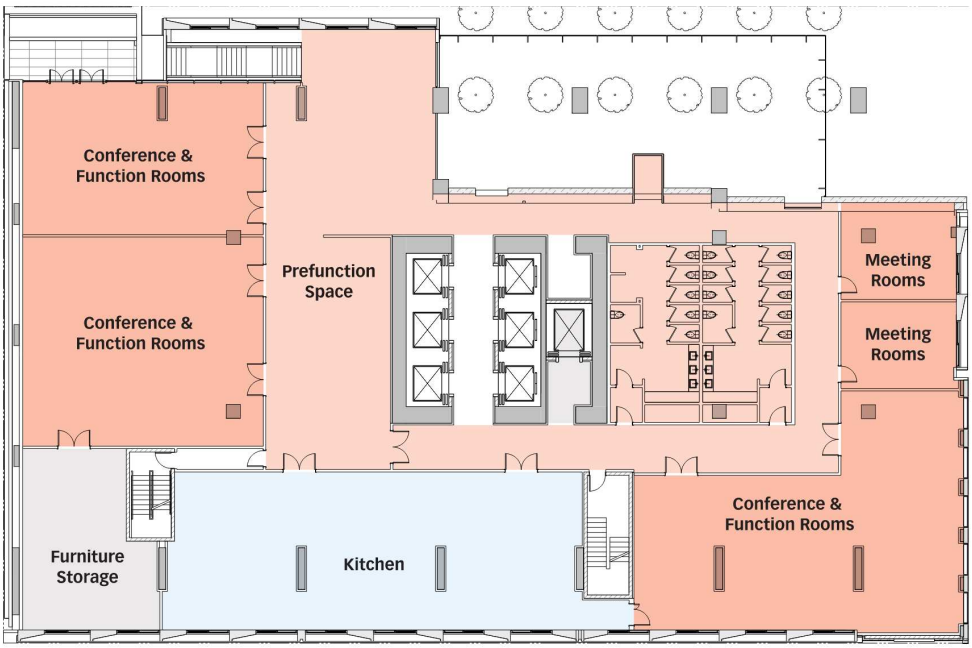
Ground Level Floor Plan



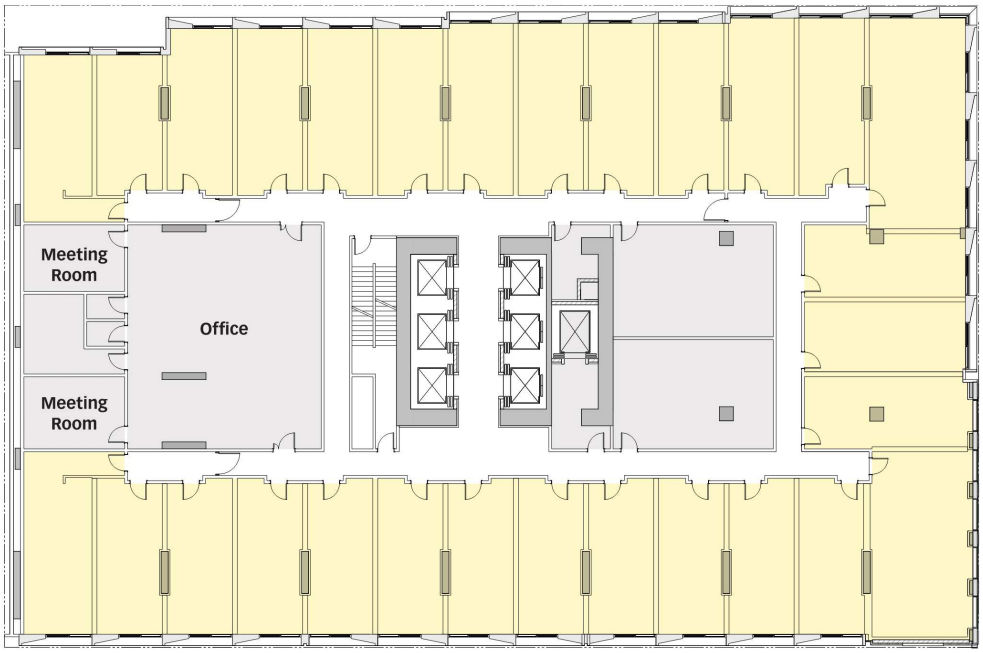
Upper Ground Level Floor Plan



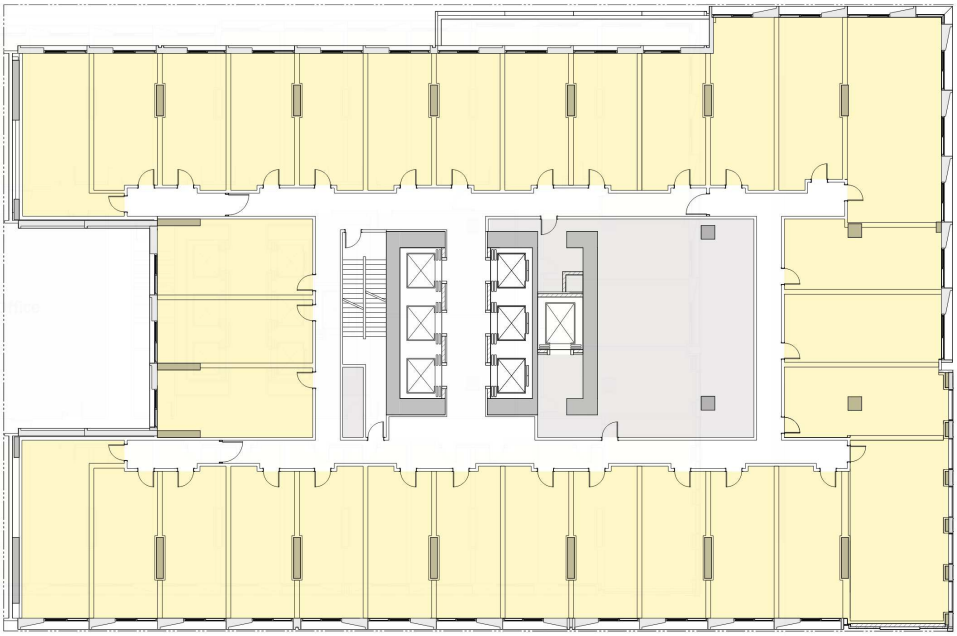
Level 3 Floor Plan

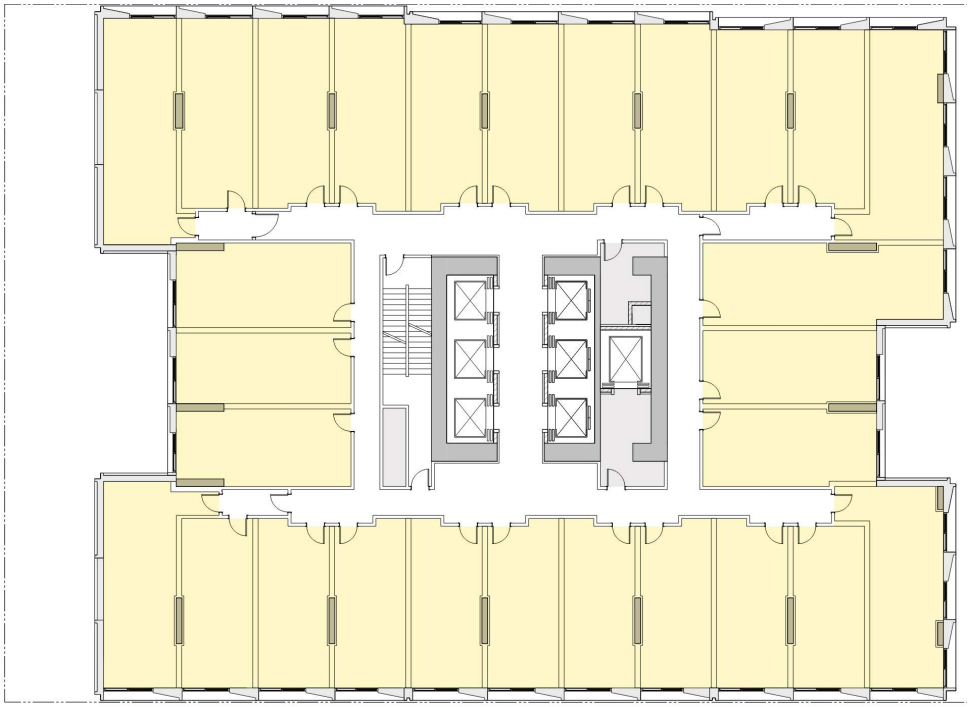


Level 5 Floor Plan

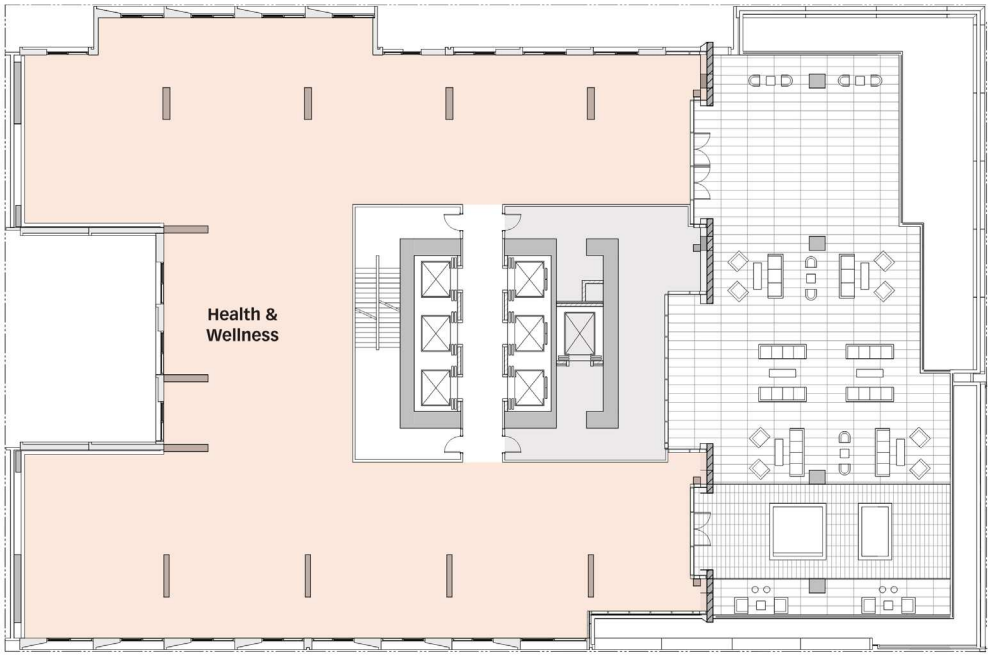


Typical Hotel Room Floorplans

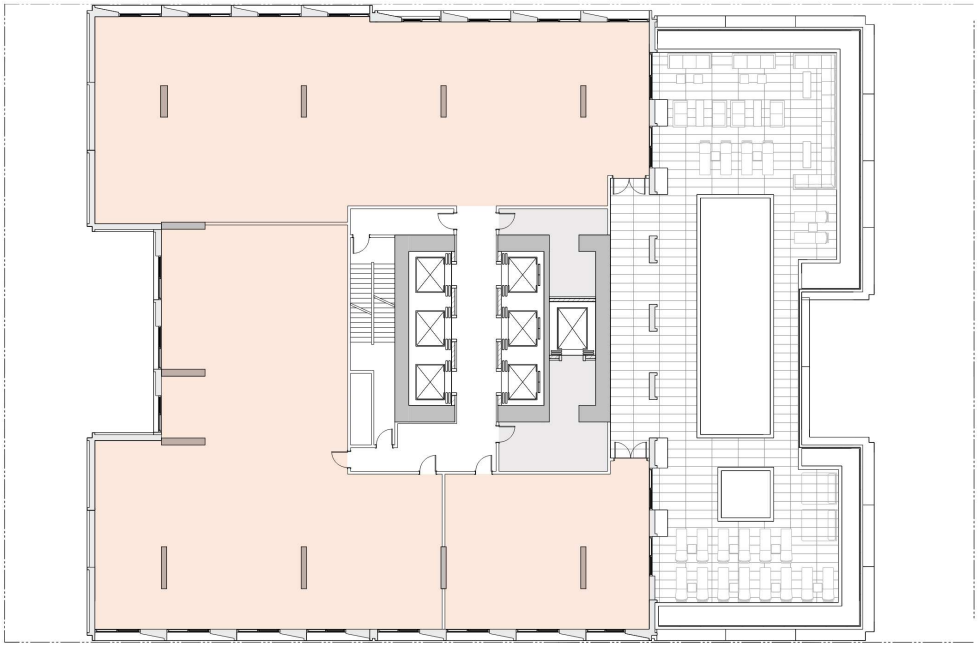




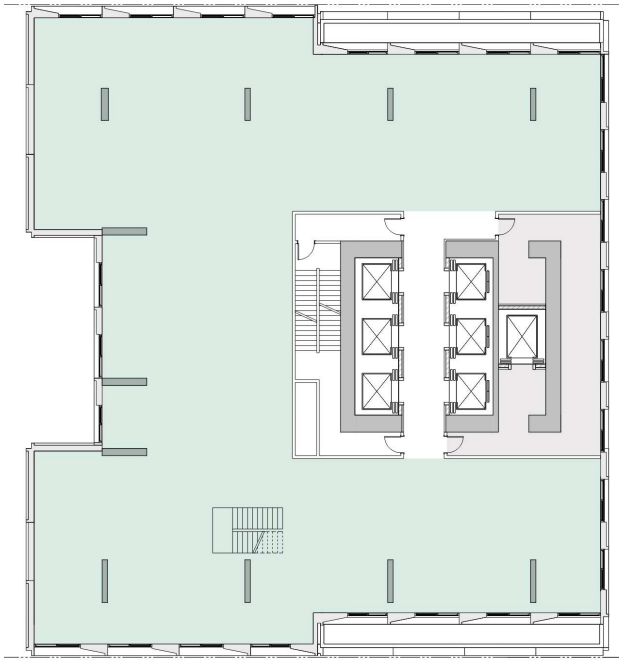
Guest Amenity & Balcony Area (Level 11)



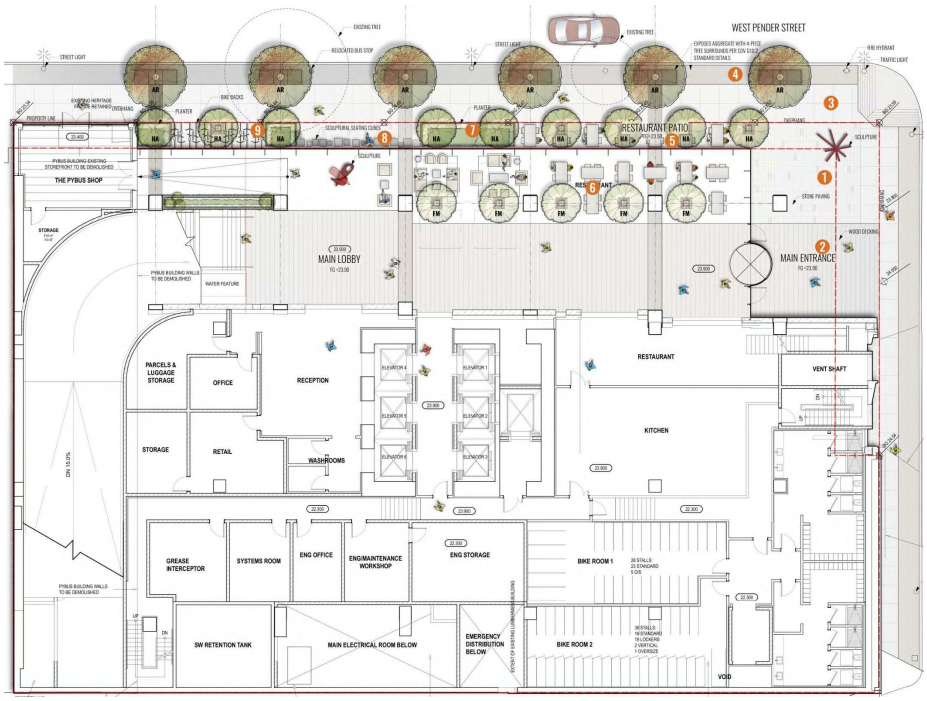
Upper-Level Restaurant & Balcony Area (Level 27)



Office Floorplans (Levels 28 & 29)



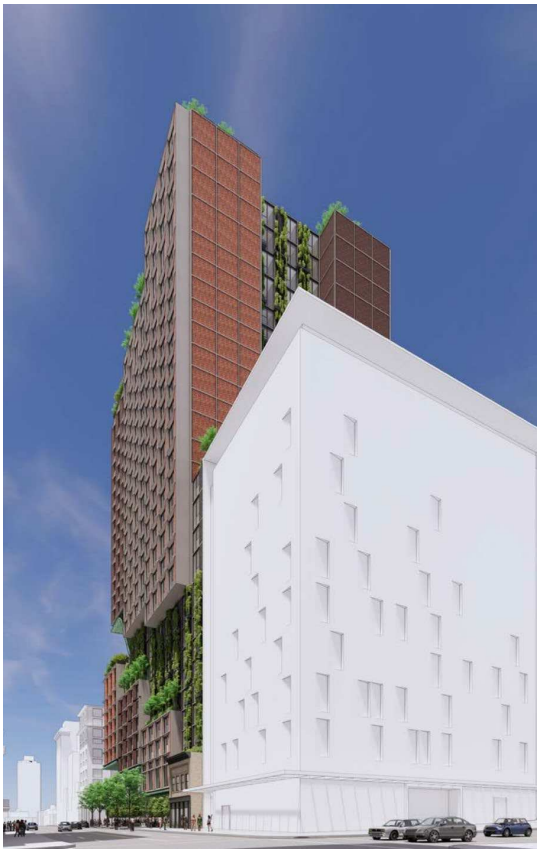
Ground Level Landscape Plan



Northwest Elevation (based on Supplemental Drawings)

Southwest Elevation (Based on Supplemental Drawings)

View from West Pender Street and Seymour Street Intersection



View South of West Pender Street and Richards Street Intersection

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516-536 West Pender Street & 501-515 Richards Street
PUBLIC BENEFITS SUMMARY

Project Summary

Rezone to permit a 29-storey mixed-use building with hotel, commercial, and office uses.

Public Benefit Summary:

The proposal will provide DCLs, heritage conservation, public art contribution and a cash community amenity contribution.

	Current Zoning	Proposed Zoning
Zoning District	DD (Area C1)	CD-1
Floor Space Ratio (Site area = 2,029 sq. m (21,841 sq. ft.))	7.00	20.66
Floor Area	14,203 sq. m (152,887 sq. ft.)	41,921 sq. m (451,235 sq. ft.)
Land Use	Commercial	Hotel, Commercial, and Office

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$10,658,171
Utilities DCL[1]	$3,339,139
Community Amenity Contribution	$4,095,241
Public Art[2]	$893,445
TOTAL	**$18,985,996**

[1] Based on by-laws in effect as of September 30, 2024. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for details.

[2] Based on 2016 rates, subject to adjustments per the Public Art Policy and Procedures for Rezoned Developments.

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516-536 West Pender Street & 501-515 Richards Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	516-536 West Pender Street and 501-515 Richards Street
Property Identifier (PID) and Legal Description	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 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.
Property Owners	500 W Pender Holdings (No. 2) Ltd. 500 W Pender Holdings (No. 1) Ltd. Lumbermens Building Corp.
Architect	Henriquez Partners Architects

SITE STATISTICS

Site Area	2,029 sq. m (21,841 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	DD (C1)	CD-1
Land Use	Hotel, Commercial, and Office	Hotel, Commercial, and Office
Density	7.00 FSR	20.66 FSR
Maximum Height	Basic maximum height of 91.4 m (300 ft.) Discretionary height up to 137.2 m (450 ft.)	95.5 m (313 ft.)
Floor Area	14,203 sq. m (152,887 sq. ft.)	41,921 sq. m (451,235 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 168 Bicycle spaces: 98 Loading spaces: 13
Natural assets	3 City Trees	2 City trees Retained

* * * * *