



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

P1

Report Date: November 27, 2007
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RTS No.: 06878
VanRIMS No.: 11-3600-10
Meeting Date: December 11, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 999 Seymour Street

RECOMMENDATION

- A. THAT the application by Acton Ostry Architects to rezone 999 Seymour Street (PID: 026-186-187; Parcel B, Block 73, DL 541, Group 1, NWD Plan BCP15761) from DD (Downtown District) to CD-1 (Comprehensive Development District) be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A;
 - (ii) revised plans prepared by Acton Ostry Architects, received November 26, 2007, presented in Appendix F; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law for consideration at the Public Hearing;

- B. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)], be referred to the same Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law as set out in Appendix C for consideration at the Public Hearing;

- C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule B 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;

- D. THAT, should the application be referred to a Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of a suitable donor site for the purchase of heritage bonus density as described in this report; and
- E. THAT Recommendations A to C 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; 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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- *Central Area Plan, Central Business District Policies, Downtown Official Development Plan*
- *Transfer of Density Policy and Procedure*
- *Downtown District Interim Policies for New Residential in Areas C and F; and for Conversion of Existing Office Space to Residential Use*
- *Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report*
- *Downtown South Goals and Policies and Downtown South Guidelines (excluding Granville Street)*
- *View Protection Guidelines*
- *Financing Growth Policy (CACs)*

PURPOSE AND SUMMARY

This report assesses an application to rezone the subject site from DD (Downtown District) to CD-1 (Comprehensive Development) District.

The application proposes a mixed-use 21-storey development in the form of a residential tower above a commercial podium, with maximum height of 61.42 m (201.5 ft.). Rezoning is requested to increase the maximum floor space ratio (FSR) from 5.0 (5.5 with heritage density transfer) to 9.65. The application achieves City policy requiring a minimum FSR of 2.0 in commercial floor area for any increase in residential FSR to be considered. Staff assessment concluded that the application is supported.

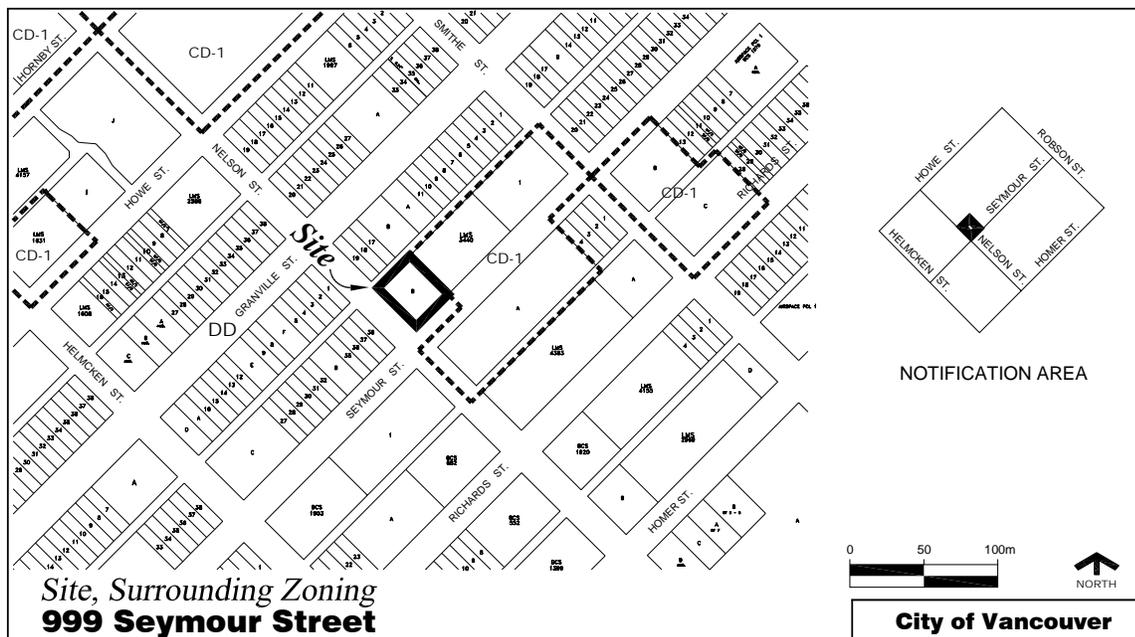
In response to the Financing Growth Policy, the developer has offered a community amenity contribution to mitigate the impacts of rezoning.

Staff recommend that the application be referred to a Public Hearing, and be approved subject to conditions.

BACKGROUND

Site and Context: The site is comprised of one lot with area of 1 114.84 m² (12,000 sq. ft.). Located at the northwest corner of Nelson and Seymour Streets, the site has been as a surface parking lot since the demolition of a one-story building (billiard hall) in 1999.

Figure 1. Site and Surround Zoning (including Notification Area)



The context is quite varied. To the west is the Granville Street entertainment district. Immediately across the lane, at 958 and 982 Granville Street, are properties developed with one-storey buildings which might be expected to redevelop in due course. New development could be similar to recent mixed-use developments on the 1200-block Granville, with retail

uses at grade and residential above. With height limit of 27.4 m (90 ft.) in this sub-area of the DD, these buildings have 8 or 9 storeys.

To the north of the site is "The Spot" at 933 Seymour Street, equivalent to 26 storeys, with commercial uses at grade and residential above. That tower is set back 19.7 m (64.5 ft.) from its south property line.

Across the street at 930 Seymour Street are "Metropolitan Towers", 23 storeys and 31 storeys above a 2-storey podium of commercial uses. Further east are residential towers: "The Mondrian" at 969 Richards Street (21 and 30 storeys), and "Miro" at 1001 Richards Street (23 storeys).

At the south-east corner of Nelson and Seymour Streets, at 1022 Seymour Street, under construction is an 18-storey mixed-use building with 3-storey podium of commercial uses and residential above. This development is affected by the same view cone as affects the subject site.

To the south across Nelson Street is a surface parking lot, and next to that the Penthouse Club at 1019 Seymour Street.

Proposed Rezoning: The application proposes a mixed-use 21-storey development in the form of a residential tower above a commercial podium, with maximum height of 61.42 m (201.5 ft.). Total building height would be restricted to 62.64 m (205.5 ft.) which is the height of a view cone limit over the site, above the point of the maximum height of the building. 112 dwelling units are proposed. (See plans in Appendix F and statistics in Appendix G.)

The minimum commercial FSR (floor space ratio) of 2.0 would be achieved with 2 246.8 m² (24,185 sq. ft.) of commercial floor area (FSR 2.02), as required by City policy. The residential FSR would be increased from 3.0 to 7.63, thereby increasing maximum permitted residential floor area by 5 162.0 m² (55,565 sq. ft.), from 3 344.4 m² (36,000 sq. ft.) to 8 506.5 m² (91,565 sq. ft.). The total FSR would be 9.65, an increase of 75% above what can be achieved within the existing zoning regulations.

The initial rezoning application for this site was submitted on October 11, 2006. Following review by the Urban Design Panel in November, a revised application was submitted in March 23, 2007. These revisions primarily addressed form of development matters, without substantively altering height, floor space ratio or related variables. A challenge which had been raised by the commercial floor area requirement was that it resulted in a somewhat broader and taller podium than has typically been provided in the "tower-on-podium" developments in Downtown South. Further refinements to this and other aspects of the proposal resulted in still more revisions in June. As a result of the civic strike, revised drawings were submitted only recently (dated November 26, 2007).

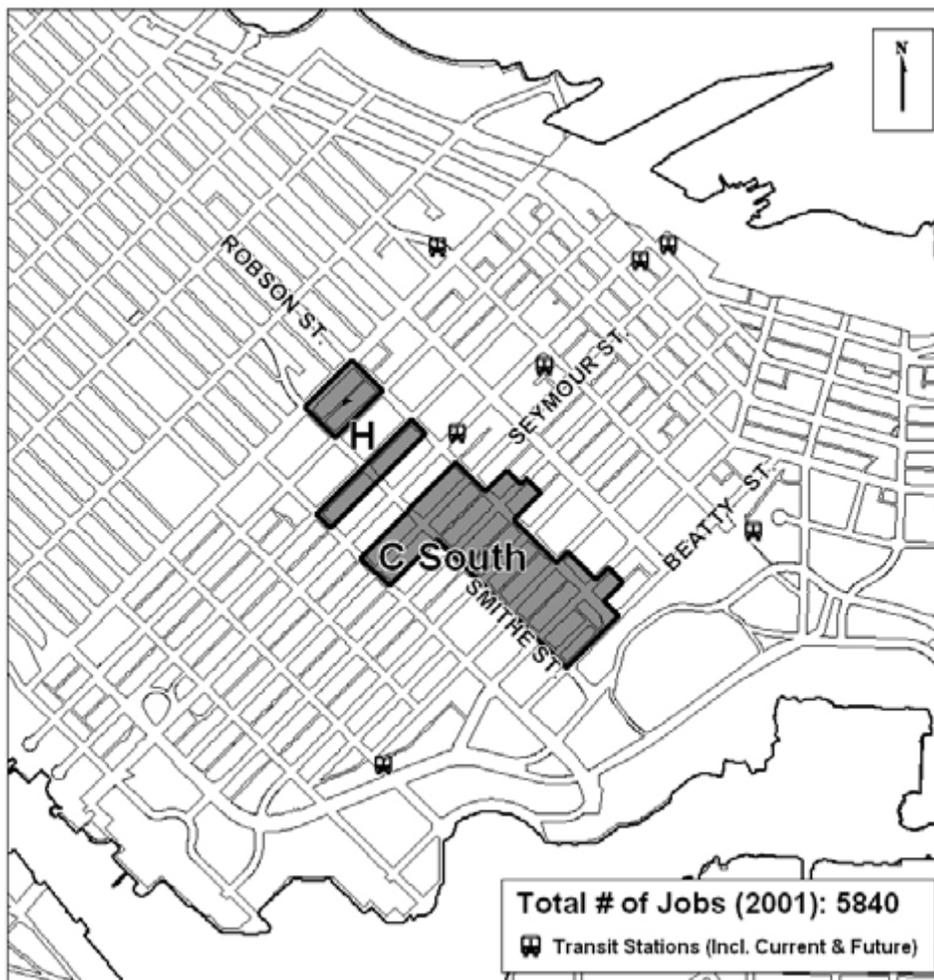
DISCUSSION

1. **Land Use:** The proposed use of the site is primarily residential, with 79% of floor area in Dwelling Use and the balance in commercial floor area (retail and service uses at grade and offices above). Being consistent with City policy, as described below, the proposed land uses are supported.

1.1 Downtown Commercial Capacity: As a result of growing concerns about the loss of commercial capacity in the downtown, City Council in May, 2004 adopted the *Downtown District Interim Policies for Residential Use in DD areas "C" and "F"*. This policy sought to prevent major residential development from displacing commercial capacity in the Central Business District (CBD) and adjacent area designated for CBD expansion, pending completion of the Metro Core Jobs & Economy study.

For the part of DD sub-area "C" in which the site is located, also known as "Downtown South North" which is primarily between Smythe and Robson Streets (see Figure 2), the policy stated that rezoning for residential floor area exceeding 3.0 FSR can be considered for transfers of heritage density, bonuses for retention of on-site heritage and/or bonuses to retain/replace SRAs, affordable housing, or social/cultural amenities and if 2.0 FSR commercial is provided.

Figure 2. Central Business District Shoulder Area



This policy was confirmed in the first phase of the Metro Core Jobs & Economy study which was completed this spring. On July 12, 2007, City Council adopted the *Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report* to guide further research and development of a Draft Metropolitan Core Jobs and Economy Land Use Plan. In this document

“Downtown South North” is now referred to as the CBD Shoulder Area. This area represents a transition from the largely residential and mixed-use areas of Downtown South, to the high intensity commercial uses of the CBD and CBD Extension areas.

Several opportunities were identified in this area:

- The CBD Shoulder Area is a choice of use area and new development has tended to be primarily residential. However, there remain several key sites in area C-South with the potential for additional commercial capacity.
- In area C-South, the Council-approved Interim Policies for New Residential specify a minimum amount of commercial that must be provided in new developments.
- The CBD will expand toward the residential areas of Downtown South, including important business supporting activities such as entertainment, restaurants, hotels and cultural venues. As the CBD expands and surrounding residential neighbourhoods intensify, the CBD Shoulder Area will be vital to providing services and jobs to area residents, and will create an appropriate transition between high intensity commercial and residential uses.
- The CBD Shoulder Area is well-served by rapid transit and can support additional jobs and services.

Based on these considerations staff recommended that the role of the CBD Shoulder Area be strengthened as a transition between the CBD and residential areas of Downtown South by ensuring that commercial development is integrated with residential on the remaining development sites. It was proposed that a minimum commercial density for new development in the CBD Shoulder Area should be required, acknowledging that for most of the area this is a continuation of current policy. North of Robson Street, where most of the DD’s sub-area “C” is located, new market residential development should not be considered, but south of Robson Street, which includes the subject site, it can be.

This application proposes increased residential development and this can be considered on the basis that the minimum commercial density of 2.0 FSR would also be provided.

1.2 Residential Livability: The area surrounding the site includes the nearby Granville Street entertainment district and high volume vehicle traffic on Nelson and Seymour Streets. These circumstances can be a challenge to livability, and will require that the proposed development incorporate specific measures to ensure livability for its occupants.

Ultimately it is expected that the residential towers meet high standards of noise mitigation, as will be set out in CD-1 By-law provisions. The By-law will also explicitly state, for the information of prospective purchasers, that the dwelling units are in an “activity zone” as defined in the Noise Control By-law and are therefore subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts. Within these parameters, it is likely that livability with respect to this noisy environment can be achieved, noting that residential use is being successfully developed in several residential projects in proximity to the entertainment district.

2. Form of Development: The proposed form of development can be described as consisting of a commercial podium of 5 storeys with a 16-storey residential tower above, for a total of 21 storeys. (See plans in Appendix F and statistics in Appendix G.)

Staff have reviewed the performance of building siting and massing on setbacks, streetscape, public realm, and livability for neighbouring development. For this purpose, staff and the applicant were guided by the Downtown South Guidelines. While these are not stated to apply to Downtown South North, they are appropriate for the residential setting which has emerged on this 900-block of Seymour Street.

The tower form and its siting are consistent with the pattern of highrise development in the surrounding area and satisfy relevant urban design guidelines and will meet privacy and livability expectations. (The pattern on the 900-block Seymour Street is somewhat different from other blocks in the Downtown South area as a result of the Staples Store and Dufferin Hotel at the north end of the block.) Tower separation of 26.5 m (86.9 ft.) between the proposal and "The Spot" tower to the immediate north exceeds the minimum guideline of 24.4 m (80 ft.), and the north elevation of the proposed tower has no windows that might compromise privacy for neighbouring residents. The proposed tower floor plate will be smaller than the maximum acceptable in Downtown South, and it has been shaped to minimize impact on views from affected dwellings at "The Spot".

The maximum height in this area is 91.4 m (300 ft.), but the site is affected by three view cones identified in the View Protection Guidelines. The most restrictive of these is view cone B2 (Charleson Seawall to Crown/Grouse Mountains) which limits the total building height to 62.64 m (205.5 ft.). The proposed development, including all its rooftop appurtenances and the mechanical penthouse, are accommodated within this limit (maximum building height of 61.42 m plus elevator overrun of 1.22 m).

The five-storey podium, which results from the commercial floor area requirement, is somewhat of a departure from the 2-3 storey pattern that is prevalent in the surrounding area. The proposed podium form has presented a challenge for maintaining livability, specifically in its interface with the adjacent development ("The Spot"). Sculpting of the podium massing has evolved during application review and has eventually reached a quality and character which will minimize impacts of shadow and overlook onto the neighbouring residential windows, balconies and roof decks of the adjoining development at "The Spot".

The proposed setbacks of 3.65 m (12 ft.) on Seymour and Nelson Streets will extend the established public realm on both streets. These setback areas would be developed to Downtown South public realm sidewalk treatment standards. The lane and interior sideyard setbacks vary but have been modulated so as not to compromise public realm.

Residential private open space has been well integrated into the overall form of the development. Most of the dwelling units are south-facing and these are proposed to have very deep balconies [2.4 m (8 ft.)] extending the full width of all units. A seamless threshold transition is also proposed between the interior of the unit and the balcony, thus making the private open space fully accessible. It is significant to note that considerably more balcony space is proposed (12%) than the amount which is normally excludable from total residential floor area (8%). As a result, 488.4 m² (5,257.5 sq. ft.) of balcony area is included in floor space ratio calculation.

The south (Nelson Street) façade further includes an innovative passive solar control system consisting of fixed coloured glass panels and sliding full height screens integrated with the balcony guardrails to provide shade to the balcony space and dwelling units behind. The depth of the balconies and the screen system will provide 100% solar shading for the south-

facing dwelling units. The movable, perforated screens on the balconies will also provide increased privacy for the private open space, as well as enhanced building envelope protection. Providing increased livability for building occupants, the system of fixed glass panels and movable screens, covering between 30% and 90% of the south building face (depending on whether all screens are open or closed) will also result in a lively animated and dynamic urban wall.

The Urban Design Panel supported the application (see minutes in Appendix E).

Staff support the proposed form of development and recommend that it be approved subject to conditions which seek additional design development at the development application stage (see draft By-law provisions in Appendix A and design development conditions in Appendix B).

3. **Density:** Urban design assessment, as summarized above, concluded that the proposed additional floor area (as summarized on page 4 above) can be accommodated within the development proposed on the subject site. Staff thus support the proposed increase in density from FSR 5.0 to 9.65.

4. **Parking, Loading, and Circulation:** The parking, bicycle parking and loading spaces are proposed to meet the Parking By-law requirements. Five and a half levels of parking are proposed below grade, with access from the lane. Engineering staff have reviewed the traffic and parking implications of increased density on this site, considering among other things the Downtown Transportation Plan.

The representative of a major business on Granville Street expressed a serious concern about 'the loss of off-street public parking which would result from the rezoning and development of this site, as has occurred already with the loss of many surface parking lots in the surrounding area, without any public parking facilities to replace them.' This citizen states that because of insufficient visitor parking in most buildings and public transit which is not very efficient, clients of office tenants and retail merchants have considerable difficulty finding parking and what parking there is, is very expensive. The citizen recommends a review of the public parking inventory and a plan for additional public parking in key retail and commercial areas in the downtown peninsula, further stating that for this project as well as for other future projects of a similar nature, public parking should be provided at least equal to what is available on these sites in their present use.

Engineering Services staff have reviewed these comments and provide some commentary. It is first noted that the surface parking on this lot (40 spaces) has been a temporary phenomenon, resulting from a building demolition in 1999. More generally, all surface parking is seen as temporary in the Downtown from a policy perspective, and overall there has been a steady loss of surface parking which has dropped to 7,600 in the downtown peninsula (West of Gore Avenue) from approximately 21,000 in 1990. However, the total commercial parking supply is the same as in 1990 (53,000) as new commercial buildings which have replaced older buildings or surface parking lots are required to provide adequate parking for their needs. In fact, in the CBD there is currently an estimated 1,500 more parking spaces than Parking By-law requirements for the total amount of development.

The use of transit, walking and bikes rather than the automobile is being strongly encouraged. This has worked well as traffic congestion has not increased in our downtown, which is important as the access streets are all near peak capacities. In addition the business health of

the downtown is strong, due to the growth in employment in the new commercial buildings and the large increase in residents. All this has occurred without an increase in the parking supply. With the continuing large increase in transit infrastructure, including Canada Line, additional Seabus, more SkyTrain cars, and the continued growth in both employment and residential development and their associated parking, there should be less need for public parking in the future for continued healthy commercial business.

The Downtown parking situation is being reviewed. Over the next 25 years staff expect roughly half of the existing 7,600 surface parking spaces to be lost through redevelopment, however these would generally be replaced by new parking in commercial buildings. On the subject site, the existing 40 space parking lot will be replaced by a building providing 25 spaces for the commercial component of the building, and the 112 dwelling units will accommodate about 200 residents who will be new customers within walking and bicycling distance of downtown businesses. The site is located in an area which has the best transit service in the region. Three rapid transit stations, one current (Granville SkyTrain Station) and two future (City Center Canada Line Station and Yaletown-Roundhouse Canada Line Station) are a few blocks away from the site.

Engineering Services have no objection to rezoning approval subject to conditions (see Appendix B).

5. Sustainability: The City's proactive Green Building Strategy seeks to reduce the environmental impacts of buildings on the local environment and global climate change. The strategy is in evolution and will eventually have several implementation measures, including Vancouver Building By-law amendments, to ensure that mid- and high-density residential, mixed-use, commercial and industrial developments in Vancouver will reach at least the equivalent of LEED™ (Leadership in Energy and Environmental Design) Silver certification. In this context, rezoning applicants are strongly encouraged to utilize sustainability principles as they further articulate and develop their proposal and also to submit a preliminary LEED™ scorecard for their proposed development.

The applicant proposes a development which will target LEED silver equivalent standard (see LEED™ scorecard in Appendix E). The applicant summarizes as follows the many sustainable design initiatives which are proposed:

- The mixed-use nature of the building and its location within the downtown core will help to reduce travel between home and work, reducing the need for automobiles and cutting greenhouse gases.
- Proximity to transit, convenient bicycle storage for all suites, priority parking for alternative fuel cars and car co-ops will combine to reduce dependence on single occupant vehicles and reduce emissions.
- Large balconies on the south and west facades with movable screens will reduce solar heat gain and provide weather protection.
- A waste and energy conscious approach will be pursued during construction to divert a substantial amount of construction waste from landfills.
- A share shelf will be included in the project to encourage recycling of small household goods and appliances.
- Energy efficient appliances and lighting will be installed in the suites to conserve electricity and/or gas.
- Large operable windows and doors will be installed in the suites to aid passive cooling.

- Large areas of glazing with low “E” glass will maximize day-lighting while minimizing unwanted solar heat gain.
- Low- flow and ultra low-flow plumbing fixtures will be installed in all suites to reduce potable water consumption.
- Roof top planters, specifying drought tolerant native plants, providing street level trees and high albedo paving materials will combine to reduce urban heat island effects and remove carbon dioxide from the air.
- High efficiency systems and equipment such as a variable refrigerant heating and cooling system, in combination with intelligent controls, will be installed throughout the commercial areas to reduce energy demands.
- The potential to reclaim heat energy from one system and use it in another through various forms of heat exchange is being investigated.
- Building products with recycled content will be sourced from local suppliers where possible.
- Interior finishes will be healthy materials that will minimize volatile organic compound (VOC) and urea formaldehyde emissions to maximize indoor air quality in all areas of the building.

Staff support all of the above and recommend that these measures be pursued through the development application stage and that further, the applicant be encouraged to make best efforts to achieve a LEED silver standard as the detailed building design proceeds.

6. Public Input: A rezoning information sign was installed on the site on November 15, 2006 and a notification letter dated November 10, 2006 was mailed to the surrounding property owners in the area (1,874). The applicant team held an Open House at a site nearby on Wednesday, September 20, 2006. (See detailed review of public input in Appendix D.)

In summary, the application has generated little comment from surrounding property owners and other citizens. Written communication was received from 8 citizens. Four citizens expressed support for the application, in some cases quite enthusiastically, but in one case with a concern about construction dust and pollutants. One citizen’s concerns, about the loss of surface parking, are addressed above (page 8). Three other citizens, including two residents in the adjoining development at “The Spot” (933 Seymour Street), expressed concerns about shadowing, urban design, and traffic noise in the lane. In the final days of report preparation two more residents at “The Spot” have communicated concern about already too many towers on this block, crowding, and especially the impact on views.

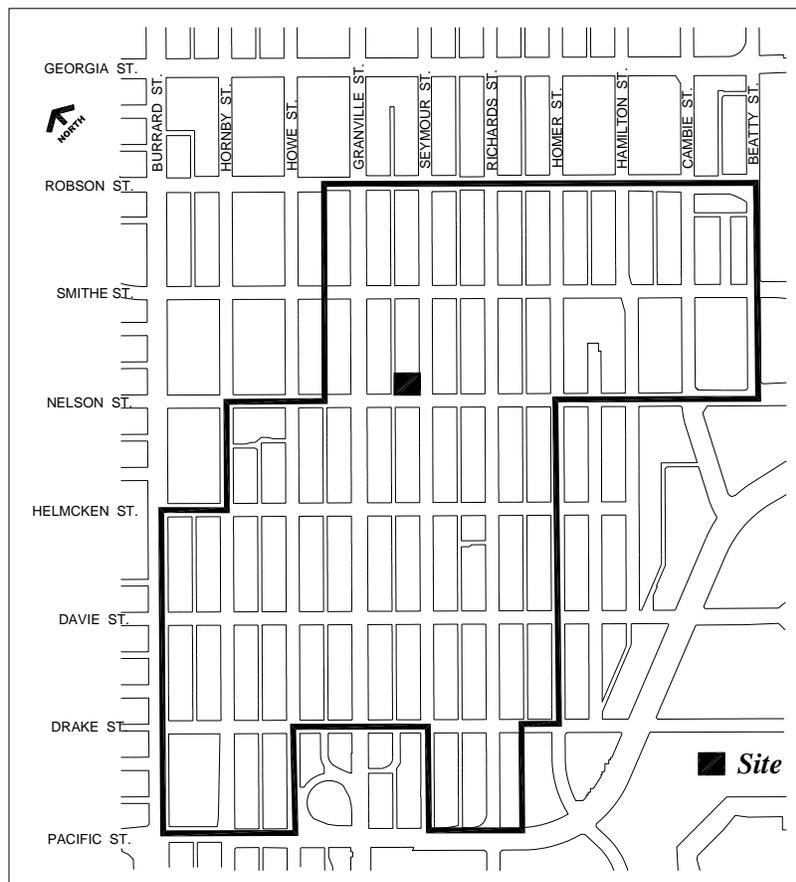
PUBLIC BENEFITS

1. Public Art: The Public Art Program requires for rezonings involving floor area of 15 000 m² (161,463 sq. ft.) or greater that they allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area in this application is below the threshold amount and so a public art budget will not be required.

2. Development Cost Levies: Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. In 1992, City Council approved a Public Benefits Strategy and DCL District for the Downtown South neighbourhood, which includes the rezoning site (see Figure 2 below).

Among the policies adopted to guide administration of DCLs in the neighbourhood, Council determined that levy proceeds be spent in the following proportions: 53% for park acquisition and development, 33% for replacement housing, and 14% for daycare.

Figure 2. Downtown South DCL Area



On May 3, 2007, City Council approved the 2007-2021 Downtown South Public Benefits Strategy (PBS), which updates the strategy previously approved in 1992. For the 2007-2021 period, the updated PBS is expected to cost \$81,165,000, with \$58 million expected to be collected through DCLs (71%). The remaining \$23 million would be made up from Capital Plan funds, senior government funding, the provision of amenities through density bonusing and community amenity contributions (from rezonings). [Note: \$41.1 million in DCLs were collected over the 1992-2006 period, and \$10.5 million in cash CACs.]

To meet the increased PBS costs, Council approved an increase in the DCL rate for the Downtown South Area from \$102.26 per m² (\$9.50 per sq. ft.) to \$139.93 per m² (\$13.00 per sq. ft.), effective November 29, 2008. Council also further approved, effective immediately, that the allocation of DCL proceeds be revised in the following manner: Replacement Housing 42%, Parks 38%, Childcare 13% and Street Improvements 7%.

For the development proposed in this application, DCLs of \$1,099,625 are anticipated, to be collected prior to building (BU) permit issuance and if building (BU) permit is issued prior to November 29, 2007.

3. **Heritage Density Transfer:** The applicant proposes a transfer of heritage bonus density from a suitable donor site, as provided for under existing zoning (a 10% increase in the maximum density of FSR 5.0). A transfer of 557.4 m² (6,000 sq. ft.) is proposed which, at current market prices, has a value of \$390,000. Staff support this and recommend that a letter of intent be submitted prior to Public Hearing (Recommendation D).

4. **Community Amenity Contribution (CAC):** The City anticipates the offer of a CAC from the owner of a rezoning site to address the impacts of rezoning. For this rezoning, the developer has offered a CAC with value of \$4,227,000 to address amenity needs and City objectives in the area surrounding the rezoning site. One third of this amount, \$1,409,112 would be in the form of a transfer of some of the amenity bonus density at the Woodwards project. The balance of \$2,818,224 would be a cash payment. Staff recommends that this offer be accepted.

Staff has determined that there is no community amenity which can be accommodated on this relatively small site, such as a childcare facility or park space. However, there are several needs in the surrounding area, as described in the report dated April 17, 2007, *Downtown South Public Benefits Strategy for 2007 - 2021 and Amendment to Development Cost Levy By-Law*. A specific allocation of the CAC to parks, replacement housing, childcare and other purposes is not recommended at this time but is proposed to be reviewed in broader context which takes account of other potential CACs and other funding sources. Staff would report back when appropriate.

The total value of public benefits offered by the proposed rezoning and development, including the heritage density transfer and the CAC but not DCLs is \$4,617,000. The value of DCLs and cash CAC available to address community needs in the surrounding neighbourhood is estimated to be \$3,917,849.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

APPLICANT COMMENT

The applicant has been provided a copy of this report and offers the following comment: "Thank you for the opportunity to respond to the Policy Report dated 27 November 2007, for the CD-1 Rezoning of 999 Seymour Street. We are in general agreement with the wording of the Report and will continue to work with staff to meet the conditions stated in the Report."

CONCLUSION

Staff assessment of this application concluded that the proposed land uses, density, and height are supported. The Director of Planning recommends that the application be referred to a public hearing, together with a draft CD-1 By-law with provisions generally as shown in Appendix A and a recommendation of the Director of Planning that it be approved, subject to the conditions listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix F.

* * * * *

999 Seymour Street
DRAFT CD-1 BY-LAW PROVISIONS

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

1. Uses

1.1 Subject to approval by Council 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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Office Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Uses customarily ancillary to the above uses.

2. Conditions of Use

2.1 Dwelling units are in an "activity zone" as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

3. Floor Area and Density

3.1 The maximum floor space ratio is 9.65, subject to the limitation set out in 3.2. For the purpose of computing floor space ratio, the site is deemed to be 1 114.65 m² (12,000 sq. ft.), being the site size at time of application for rezoning, prior to any dedications.

3.2 Approval of any dwelling use area requires the concurrent or prior approval of at least 2 230 m² (24,000 sq. ft.) in commercial uses. Note: As a condition of development permit approval, occupancy permit for residential floor shall not be issued prior to issuance of occupancy permit for the commercial floor area.

3.3 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

3.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
 - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character; and
- (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of

any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the total floor area being provided.

3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

4. Height

4.1 The maximum building height, measured above base surface, must not exceed 61.42 m (201.5 ft.). [Note: A view cone height limit across the site restricts the total building height, which includes all rooftop structures such as mechanical penthouse and architectural appurtenances, to 62.64 m (205.5 ft.).]

5. Parking, Loading and Bicycle Parking

5.1 Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation, exemptions and mixed-use reduction.

6. Acoustics

6.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by by Acton Ostry Architects, and stamped "Received Planning Department, November 26, 2007", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council 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 consider the following conditions:

Design Development

- (i) design development to the solar shading screens on the Nelson Street façade to ensure their long-term operation;
- Note to Applicant:** As a principal façade component, the longevity and operational aspects of the proposed movable screens need to be confirmed.
- (ii) design development to the architectural treatment of the tower's north wall to enhance articulation and material quality;
- (iii) design development to the treatment of the northerly interface of the proposed commercial podium with the podium of the Seymour-fronting "The Spot" at 933 Seymour Street to enhance the visual quality of blank walls;
- (iv) confirmation that absolute building height to top of all elements meets view corridor limit established in the View Protection Guidelines;

Crime Prevention Through Environmental Design (CPTED)

- (v) design development to take into consideration the principles of CPTED, having particular regard to:
- reducing opportunities for theft in the underground parking; and
 - reducing opportunities for break and enter and vandalism;

Urban Agriculture

- (vi) design development to utilize edible landscaping materials, with particular attention being given to the use of edible shrub plantings that provide all season interest, for use in the planters bordering the amenity patio on level 3;

Landscape

- (vii) design development to the enhancement of the public realm at the street level on Seymour and Nelson Streets to provide more interest for the pedestrian;

Note to Applicant: This may include the provision of bike racks, benches and other street furnishings. The landscape elements in the streetscape should be consistent with and complement the existing Seymour and Nelson Streets (south of Seymour Street) streetscape.

- (viii) design development to ensure that potential canopy conflicts with street trees do not occur;

Note to Applicant: Adjustments may be needed to the south elevation building canopy bordering Nelson Street to provide adequate crown clearance for the proposed inside row of the double row of trees. All new awnings and canopies must be able to accommodate the maturing crowns of existing and future trees as per the COV Guidelines for Awning and Canopy Setbacks from Trees.

- (ix) design development to ensure all season interest within the plantings proposed for planters around the building edge;

Note to Applicant: This can be achieved by adding evergreen shrubs to the proposed long grasses.

- (x) design development to the green roof to consider providing an extensive green roof planting area;

- (xi) provide a legal survey illustrating the following information:

1. existing trees 20 cm calliper or greater on the development site, and
2. the public realm (property line to curb) including existing street trees and street utilities such as lamp posts and fire hydrants adjacent to the development site;

- (xii) provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include notation to confirm all existing trees to be removed and an outline of the proposed underground parking garage;

- (xiii) provide section details at a minimum scale of $\frac{1}{4}'' = 1''$ scale to illustrate proposed landscape elements including planters on building structures including

green wall, fireplace/barbeque, benches and water features. Planter section details should confirm depth of proposed planting on structures;

- (xiv) notation on the Landscape Plan to read:
 - 1. For new street tree planting: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board. Contact Eileen Curran, ph: 604.871.6131, Engineering Services about street tree spacing and quantity. Contact Bill Stephen, ph: 604.257.8587, Park Board about tree species"; and
 - 2. For City tree removal: "City tree removal with permission of the General Manager of Engineering Services";
- (xv) provision of a high- efficiency irrigation system in all landscape common areas and hose bibs in all private landscaped patio areas (illustrated on the Landscape Plan);
- (xvi) confirm the location of the parking exhaust vent on the Landscape Plan; and

Sustainability

- (xvii) a preliminary LEED score card should be submitted with development (DE) application showing proposed strategies for attainment of at least LEED Silver or equivalent.

Note to Applicant: Registration and certification with CAGBC (Canada Green Building Council) to achieve LEED Silver certification is encouraged but not required. Best effort to pursue equivalency to the satisfaction of the Director of Planning will be accepted.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, complete the following on terms and conditions satisfactory to the Director of Legal Services:

ENGINEERING

- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (1) discharge of easement and indemnity agreement #36222H (gasoline tank Encroachment onto Nelson Street), including tank removal and any related environmental clean up;
 - (2) undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers and vista switches to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations

to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch.

- (3) provision of Downtown South public realm sidewalk treatments adjacent to the site;

Note to Applicant: The standard treatment includes lawn in the boulevard adjacent to residential developments and paved boulevards adjacent to commercial developments. Contact Streets Engineering to confirm paving details, tree grates and boulevard edge treatments.

- (4) provision of standard concrete lane entry at the Nelson Street entry to the lane;
- (5) removal or relocation of the wood "H" poles at the lane entry to improve access and provide adequate 2-way traffic flow;

SOILS

- (ii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (iii) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment;

HERITAGE DENSITY TRANSFER

- (iv) secure the purchase and transfer of 557.4 m² (6,000 sq. ft.) heritage density from a suitable donor site(s);

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase(s), including the amount, sale price, and total cost of the heritage density.

COMMUNITY AMENITY CONTRIBUTION

- (v) secure the purchase and transfer of amenity bonus density with value of \$1,409,112 from the Woodwards site (101 West Hastings Street); and

- (vi) payment of the community amenity contribution of \$2,818,224 which has been offered to the City.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"999 Seymour Street [CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 999 Seymour Street".

* * * * *

999 Seymour Street
ADDITIONAL INFORMATION

1. **Public Notification and Commentary:** A rezoning information sign was installed on the site on November 15, 2006 and a notification letter dated November 10, 2006 was mailed to the surrounding property owners in the area (1,874). The applicant team held an Open House at a site nearby prior to application submission on September 20, 2006. This event was not well-attended.

The application has generated little comment to date from surrounding property owners and other citizens. Written communication was received from 10 citizens.

Four citizens expressed support for the application, in some cases quite enthusiastically, but in one case with a concern about construction dust and pollutants.

Six citizens expressed opposition to the application. One of these, representing a major business on Granville Street, expressed concern about the loss of surface parking. This concern is addressed in the main report (p. 8).

One citizen who resides about a block away expressed two main concerns:

- the “checker-board” pattern of towers has been abandoned and recent towers have similar form and colours; and
- the high podium between the two Metropolitan Towers across the street reduces the amount of sunlight that reaches this stretch of Seymour Street and therefore the public realm in front of Metropolitan Towers is not a pleasant area, and the proposed 21-storey building on the subject site would make it even less attractive.

Staff offer the response that the pattern of towers on the 900-block Seymour is somewhat different than in Downtown South for the reason that there is low-rise commercial development on the north end of the block, including the Staples Store and Dufferin Hotel. Nevertheless, Downtown South urban design guidelines have informed applicants, City staff and the Urban Design Panel regarding recent developments such as Metropolitan Towers and the developments on Richards Street, as well as the subject application now under review.

Four residents in the adjacent development, “The Spot” at 933 Seymour Street, have expressed opposition to the application. One resident expressed surprise and concern that “a very small piece of land (would) have such a large building on it” and that the proposed tower appears to be “incredibly close to 933 Seymour Street”. Staff offer the response to this that any proposed density which is higher than is permitted in the district is supported only if the form of development for accommodating the proposed density increase meets standards of livability and urban design, which this application does.

A second resident has a number of concerns:

- the proposed tower will block out natural sunlight to a sundeck/patio and will put shade on a semi-private/shared terrace area;
- the “aesthetics” of an equal height building so near by are not acceptable; and

- the rear lane is already busy, and noisy, with dumpsters (and bidders), delivery trucks, sanitation trucks, other vehicles, back-up alarms, and impatient drivers honking.

Staff offer the response that the proposed tower and podium have been reviewed very closely and adjusted so as to limit their shadow impact generally to what might occur under the existing regulations. It can be noted too that the proposed tower height is slightly lower than the height of "The Spot" and the distance between the towers exceeds what is advised in Downtown South design guidelines.

In the final days of report preparation two more residents at "The Spot" have communicated concerns about already too many towers on this block, crowding, and especially the impact on views. In response to this, as with foregoing concerns, staff are confident that the built form and design of the proposed building appropriately address livability and neighbourliness considerations. There is no doubt that some present views to the south and some sunlight access of semi-private open space will be affected. However, the impacts on overall livability will meet City criteria such that this proposal is a good example of relatively sensitive densification.

2. Comments of the General Manager of Engineering Services: In a memo dated January 17, 2007, the Manager of the Project Branch, Engineering Services, states that Engineering Services has reviewed the application and provides the following for inclusion in the report:

"Engineering Services has no objection to the proposed rezoning provided the following issues can be addressed prior to by-law enactment.

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- Discharge of easement and indemnity agreement #36222H (gasoline tank encroaching onto Nelson Street), including tank removal and any related environmental clean up;
- Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers and vista switches to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
- Provision of Downtown South, public realm, sidewalk treatments adjacent the site;
- Provision of standard concrete lane entry at the Nelson Street entry to the lane; and
- Removal or relocation of the wood "H" poles at the lane entry to improve access and provide adequate 2-way traffic flow.

The following are to be conditions of zoning approval: [CD-1 By-law Provisions]

- Parking, loading, and bicycle spaces shall be provided and maintained including, provisions for exemption, relaxation and shared use reduction, as per the Vancouver Parking By-Law except that;
- Parking for dwelling uses shall be provided as per section 4.3.9 of the Parking By-Law: Dwelling Uses - DD District (Downtown South)."

3. **Urban Design Panel:** The Urban Design Panel reviewed this proposal on November 8, 2006.

EVALUATION: SUPPORT (5-2)

Introduction: Francisco Molina, Development Planner introduced the application and gave a brief overview of the context and background of the rezoning application. The proposed development is located at the northwest corner of Seymour and Nelson Streets. The application is to change the zoning from DD to CD-1 to allow for a residential density of 7.66 FSR.

The application seeks retail and commercial on the first through fifth floors with sixteen floors of residential included in the twenty-one storey building. Five levels of underground parking are also planned.

Referring to the model, Mr. Molina described the relationship to other sites on the street.

Mr. Molina noted the following areas in which the advice of the Panel is sought:

- Has the proposal earned and successfully incorporated the additional density being sought on this site?
- Does the overall massing and tower architectural expression adequately respond to its mostly residential urban context?
- Does the combination of deep decks and full height louvers (climate control) on the south side justify the impact on the Nelson Street urban design objectives related to buildings setback?
- Comments on relationship between mass of commercial podium and abutting podium/deck of The Spot, along Seymour Street and at the lane.

Mr. Molina and Mr. Segal, Senior Development Planner took questions from the Panel.

Applicant's Introductory Comments: Mark Ostry, Architect described the design rationale and use of materials planned for the development. Peter Kreuk, Landscape Architect gave a brief overview for the landscape plan. The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Mixed opinions as to whether the requested density is earned;
- Concern with the relationship to The Spot;
- Concern about the light penetration into the commercial spaces; and
- Concern about the livability and sustainability of the residential units.

Related Commentary: The Panel supported this application.

The Panel was generally encouraged by the rational clarity of the building parti and its direct expression of a sustainable building strategy, particularly the southern balcony sunscreens. There were mixed opinions as to whether the requested density was earned, and the Panel had concerns about design development of the building, should a different architect take over the project.

The Panel agreed that this was a challenging site and that a key factor to its success would be its relation to The Spot, next door. The Panel Members generally felt that the building elevations were exciting and showed promise but that some of the contextual information illustrating the developments impact on adjoining sites was insufficiently presented. Several Panel Members felt that the relationship to The Spot building may prove problematic, particularly at the podium level.

The Panel had some concerns about the light penetration in the commercial spaces on levels three, four and five. They felt the shallow light-well on the east property line could be better proportioned to allow more light into the units. The interior residential units all have bedrooms without direct access to exterior windows and while they are well designed for this unit type and faced south, the Panel has a concern with the proliferation of interior bedrooms in many of the new developments being reviewed. There was some concern that while the balconies provided good solar control for the south-western exposure, the south-east and north-west exposures were completely glazed and unprotected.

There were some concerns with the streetscape on the corner of Nelson and Seymour Streets and some Panel Members felt there needed to be a higher level of finish for the public realm at this prominent corner. The Panel was positive about the entire floor given over to amenity space and thought it was a great indoor/outdoor space. Several Panel Members had some concerns about functional aspects of the residential and commercial entries and felt they needed further development.

One Panel member would like to see public art incorporated into the building.

Applicant's Response: Mr. Ostry thanked the panel for their comments and noted that the commercial space facing the interior property line has access to daylight.

4. Social Planning Commentary

Family Living

The proposed rezoning at 999 Seymour Street includes a total of 112 units, 7 of which are suitable for families living with children. The majority of units are studio suites (73 total) or one bedroom apartments (32 total).

Plans indicate that approximately 3,736 sq. ft. of residential amenity space has been provided on level 3, including roughly a 150 sq. ft. outdoor patio area. The indoor amenity space includes a gym, general lounge area, a business centre and flex space adjacent to the outdoor patio. Accessible washrooms have been provided and the flex space includes a kitchenette area. In addition, the outdoor amenity terrace includes barbeque and seating areas.

Although no children's play area has been indicated, a variety of amenity spaces have been provided which can accommodate a range of adult-oriented activities. As the majority of the unit composition is studio suites, more adult-oriented programming may be appropriate. A significant change in the unit mix may require additional review to ensure that amenity spaces meet the High Density Housing for Families with Children Guidelines. However, with the current design and amenity provision, no further design development is required at this stage.

Urban Agriculture

The City's Food Policy identifies both environmental and social benefits of urban agriculture and seeks to maximize opportunities for food growing activities in the city. On May 30, 2006, Council approved a motion calling for the creation of 2,010 new garden plots by 2010 as an Olympic legacy for Vancouver.

These policy objectives can be met with the provision of rooftop and terrace gardens in high-density developments. Plans indicate that there is an approximately 120 sq. ft. amenity terrace on level 3, adjacent to the indoor amenity space. This area is not sufficient to provide for shared-use garden plots. While each unit in this proposed development has a private open and/or enclosed balcony, these provide limited opportunity for food gardening. A limited number of units (approximately 6 total) have private patio space deemed sufficient to potentially accommodate gardening activities.

In order to incorporate the City's Food Policy objectives, design development is required to provide for edible landscaping in the planters bordering the outdoor amenity terrace. Edible landscaping is the use of plants that produce food in place of more commonly used ornamental plants. Many of these plants are beautiful, providing ornamental quality while also producing edible leaves, flowers, nuts, and berries. In this way, edible plants serve "double duty" by creating attractive outdoor spaces and gardens and by providing local, healthy, and delicious food.

Recommended Condition:

Design development to utilize edible landscaping materials, with particular attention being paid to the use of edible shrub plantings that provide all season interest, for use in the planters bordering the amenity patio on level 3.

5. **Landscape Staff Commentary:** This landscape proposal includes the provision of greenery at the street level in the form of a double row of trees and a grass boulevard bordering Seymour and Nelson Streets; greenery bordering the building edge, facing the lane and the adjoining building to the north, within planters on amenity decks both private and common are proposed on levels up to the podium level; a green wall proposed for the residential entry lobby facing Seymour Street is a novel form of visual amenity.

The building canopy may conflict with the crowns of the proposed private trees (inner row) along the street edge of Nelson Street.

There is an opportunity to provide additional landscaping at the street level for greater visual cohesion to the adjacent site on Seymour Street.

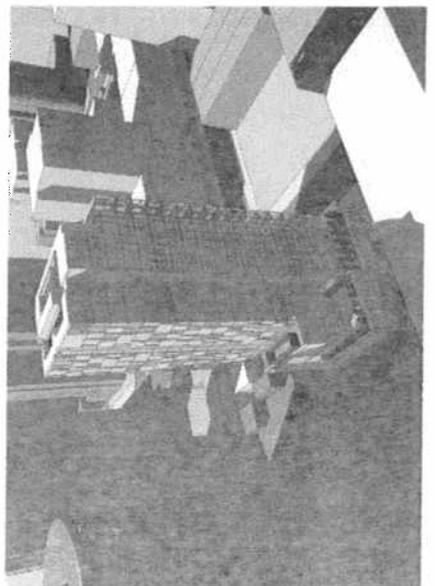
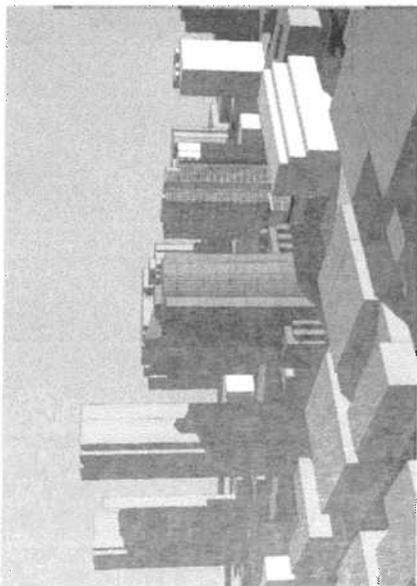
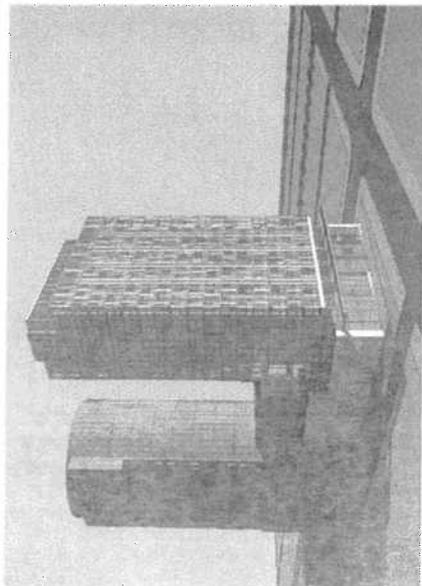
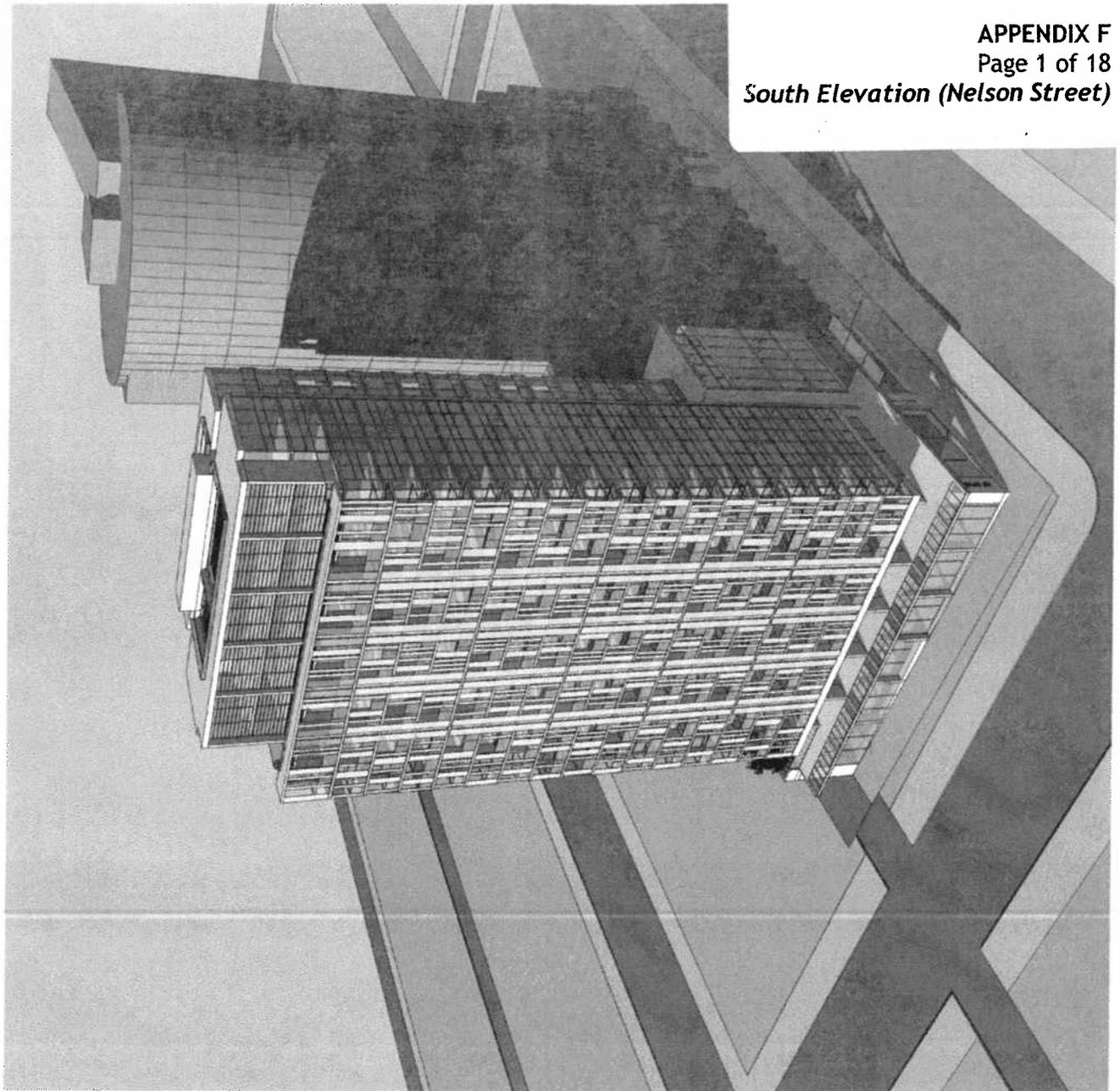
The plantings provided in the planters located along the building edges should provide all season interest. The additions of a variety of broadleaf evergreen shrubs as in groundcover and cascading plant forms will highlight the proposed long grasses and other interest during the winter months.

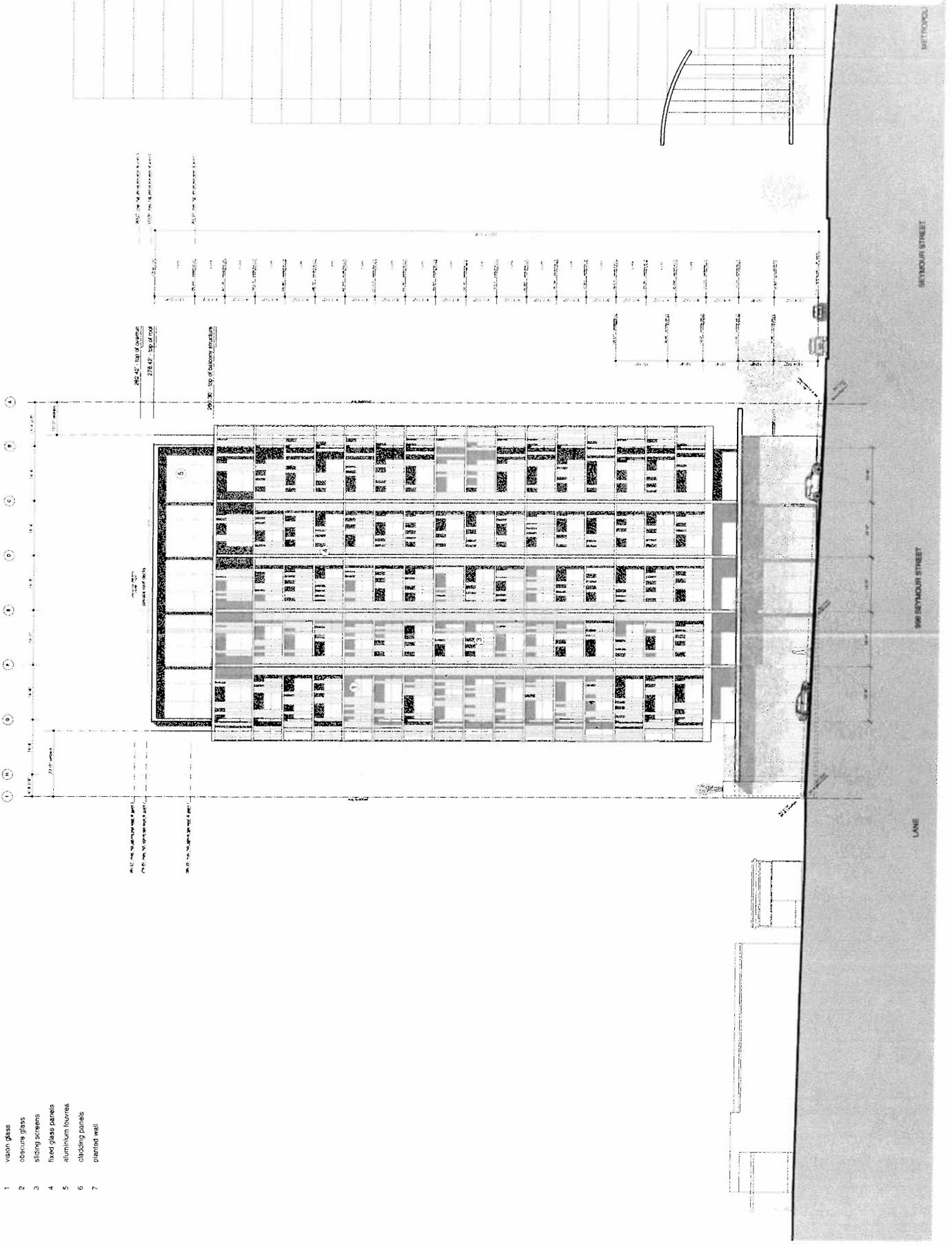
The provision of green walls to add relief to blank walls is encouraged. It is recognized that the greening of walls provides a visual amenity as viewed from neighbouring buildings and as well contributes to the overall reduction in the heat island effect of urban areas.

There are opportunities on the roof to provide more greenery in the form of a green roof planting to surround the proposed private terraces.

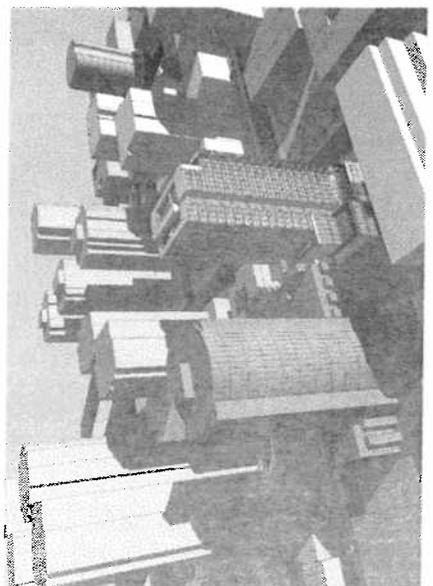
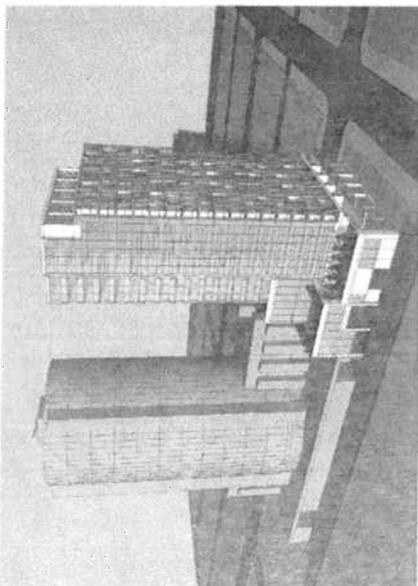
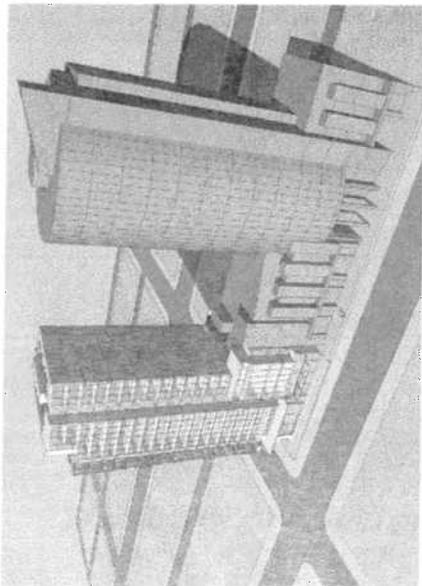
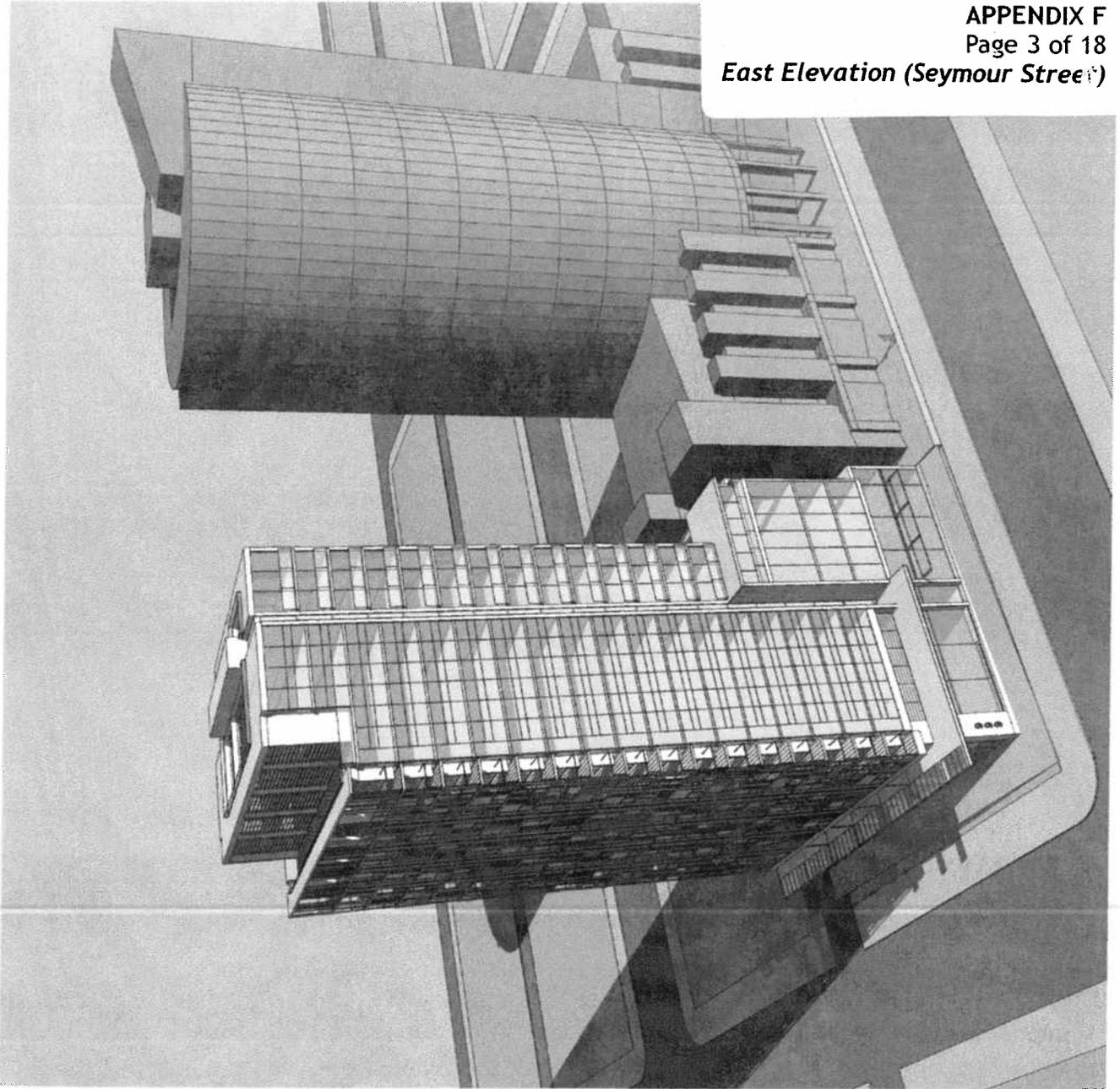
Recommended Conditions: (on file in Rezoning Centre)

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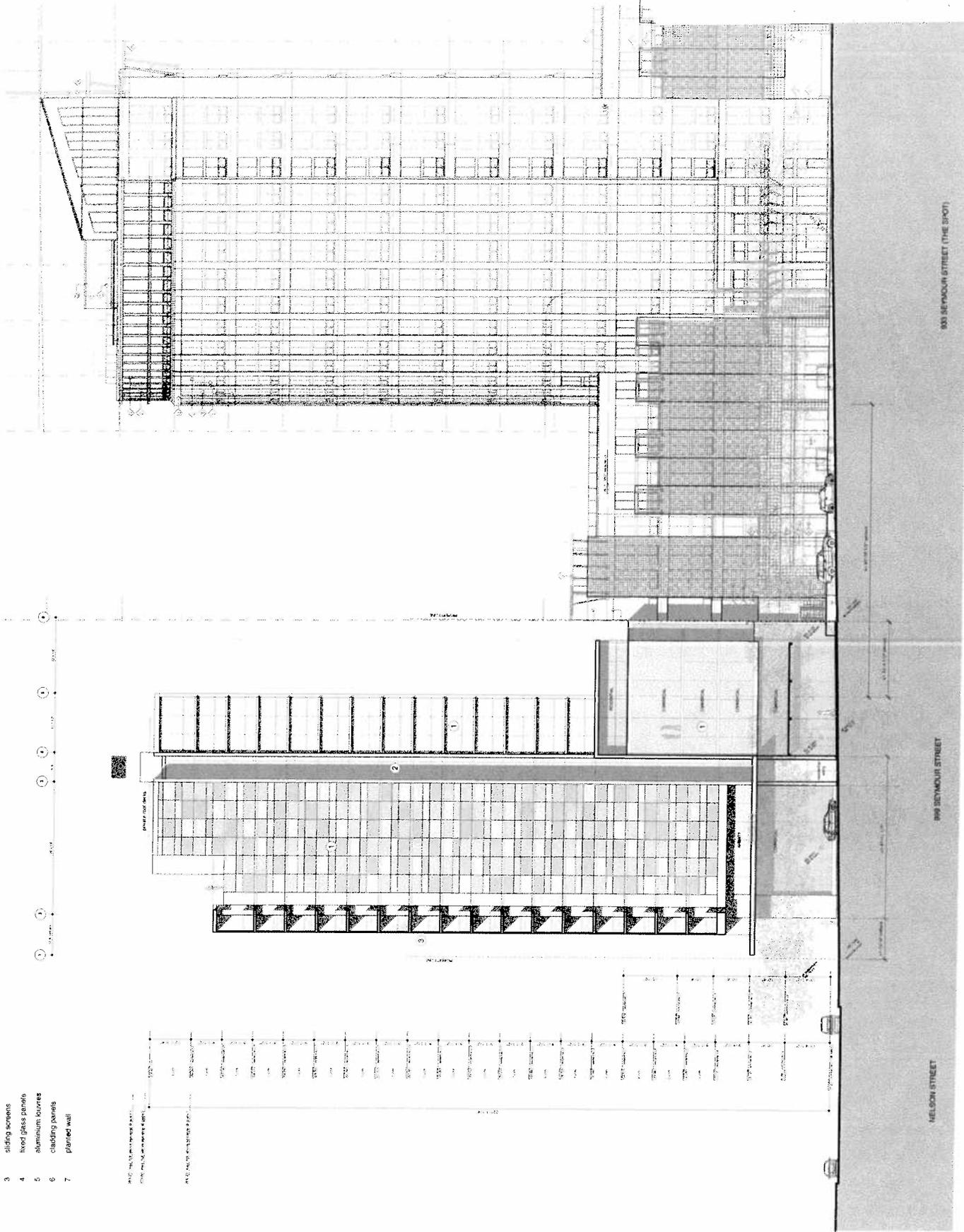


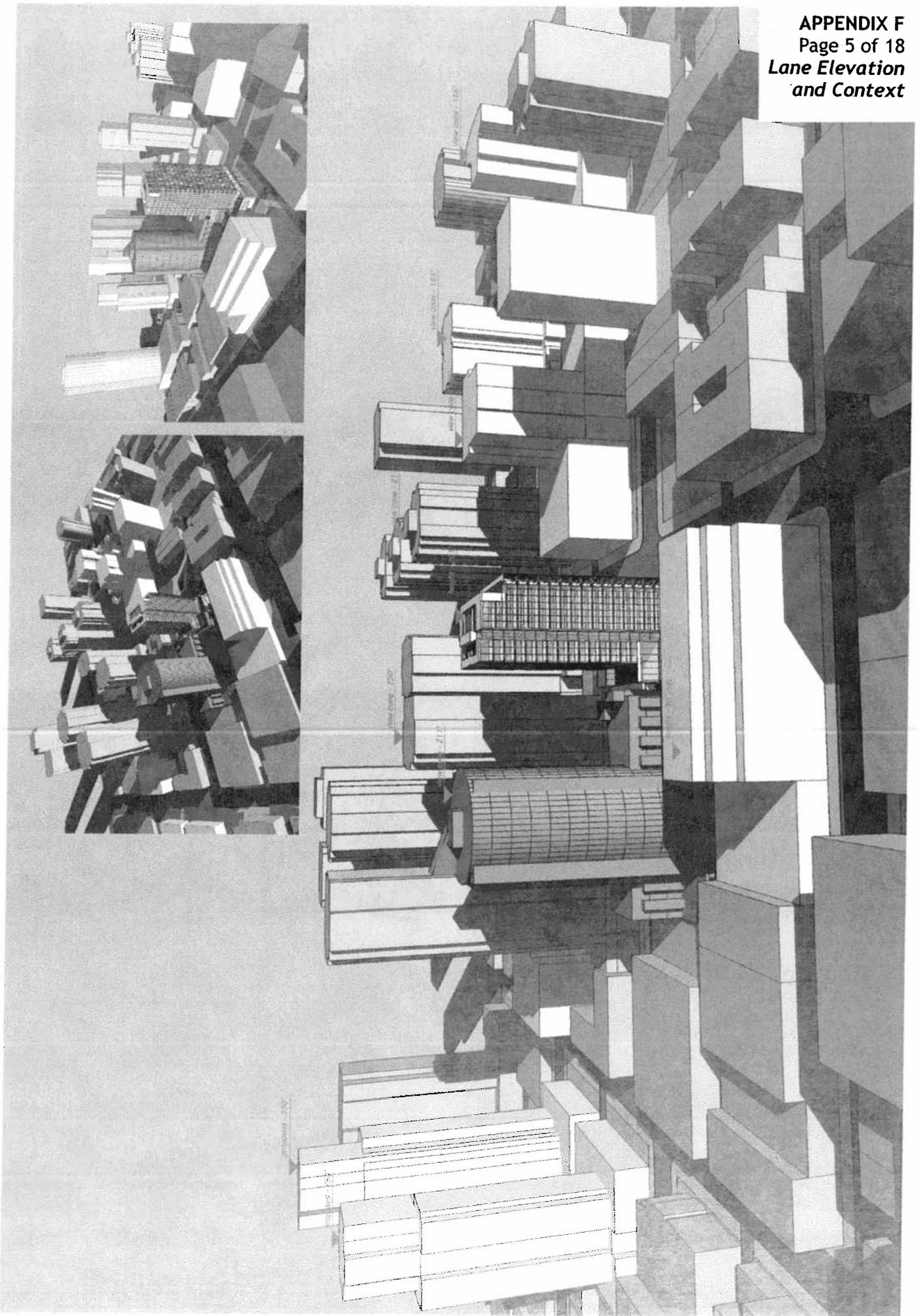


- 1 vision glass
- 2 obscure glass
- 3 sliding screens
- 4 fixed glass panels
- 5 aluminum louvers
- 6 cladding panels
- 7 painted wall

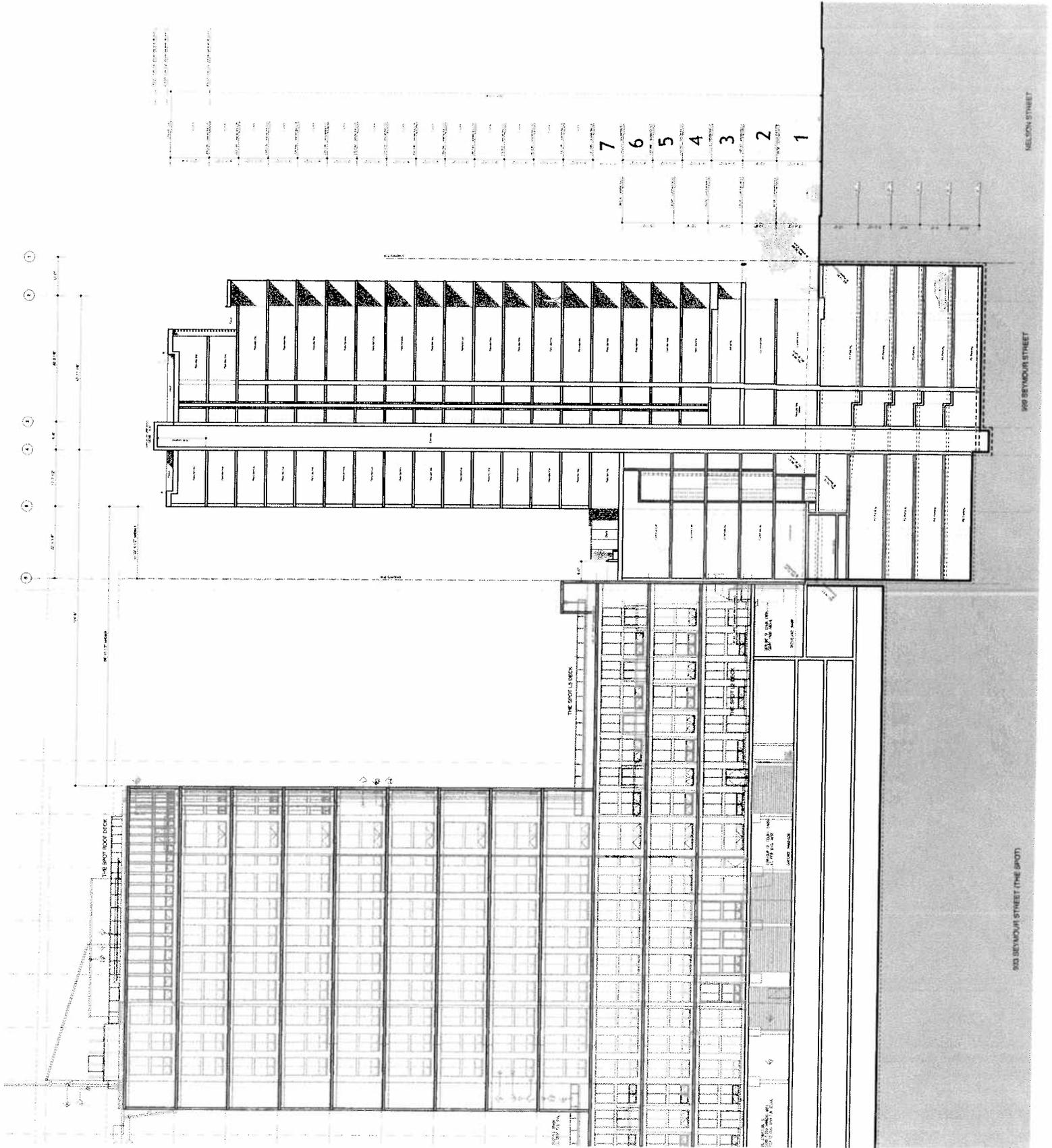


- 1 vision glass
- 2 obscure glass
- 3 sliding screens
- 4 fixed glass panels
- 5 aluminum louvers
- 6 cladding panels
- 7 planted wall

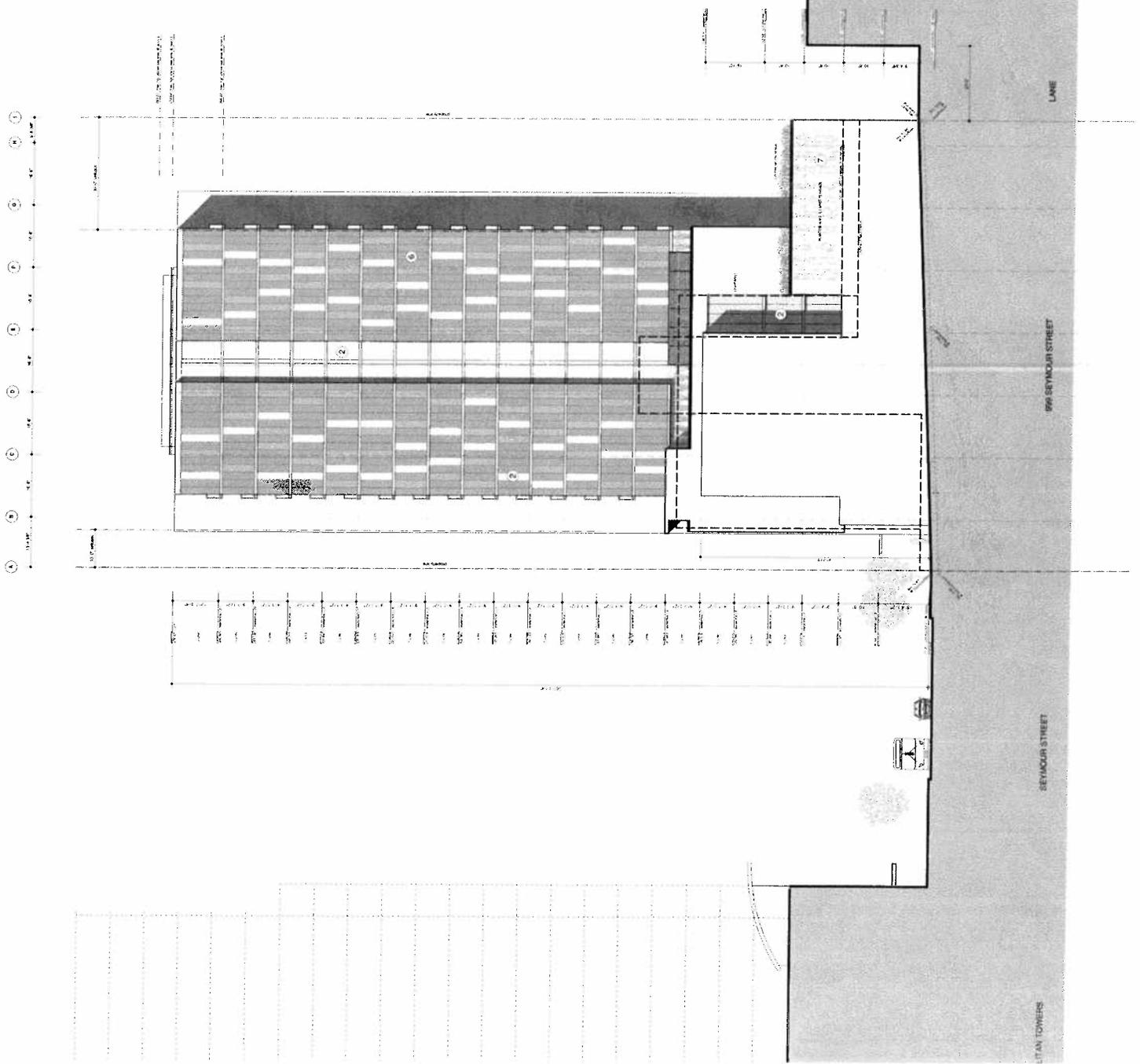


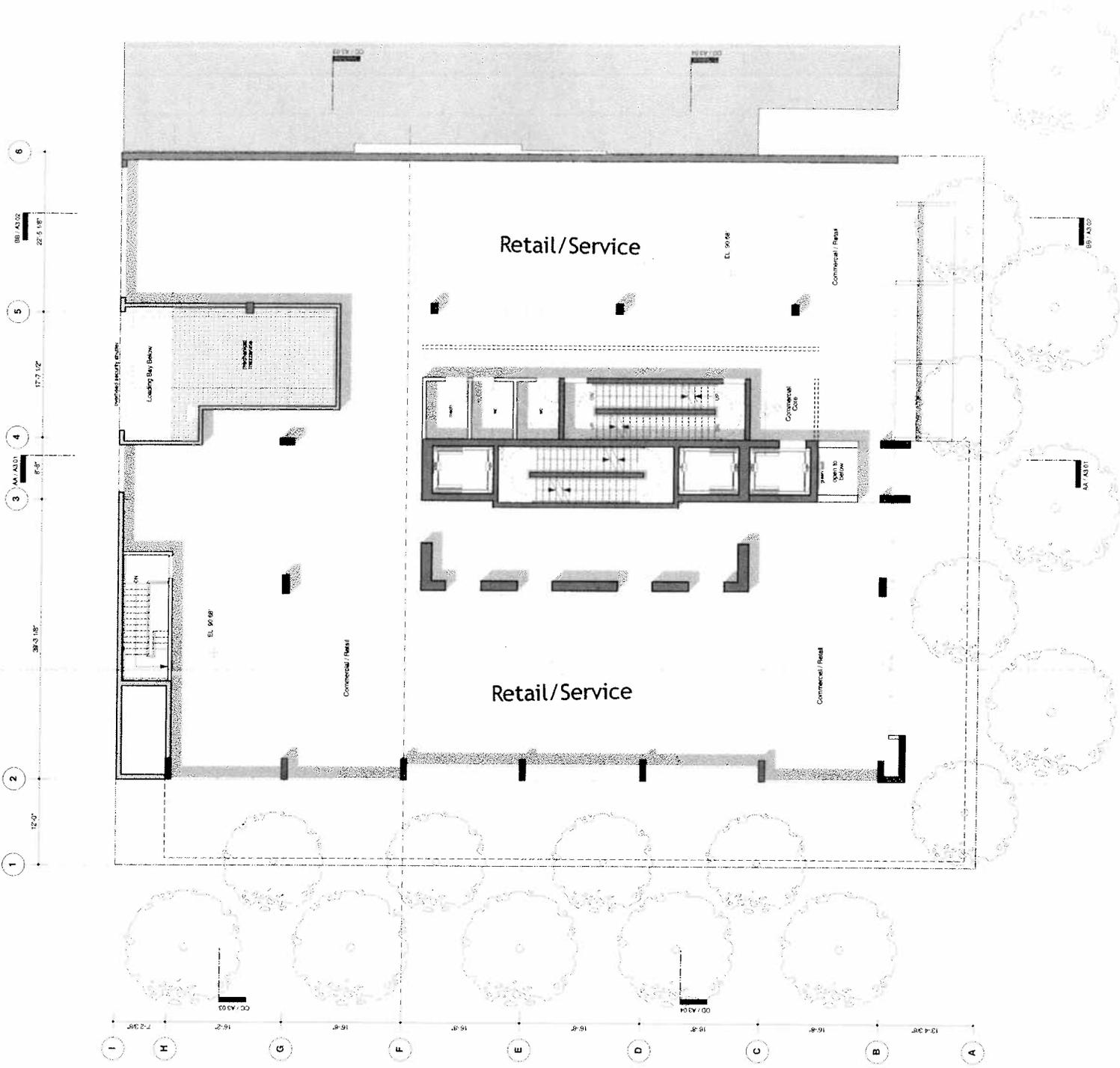


APPENDIX F
Page 6 of 18
Cross-Section (Lane View)

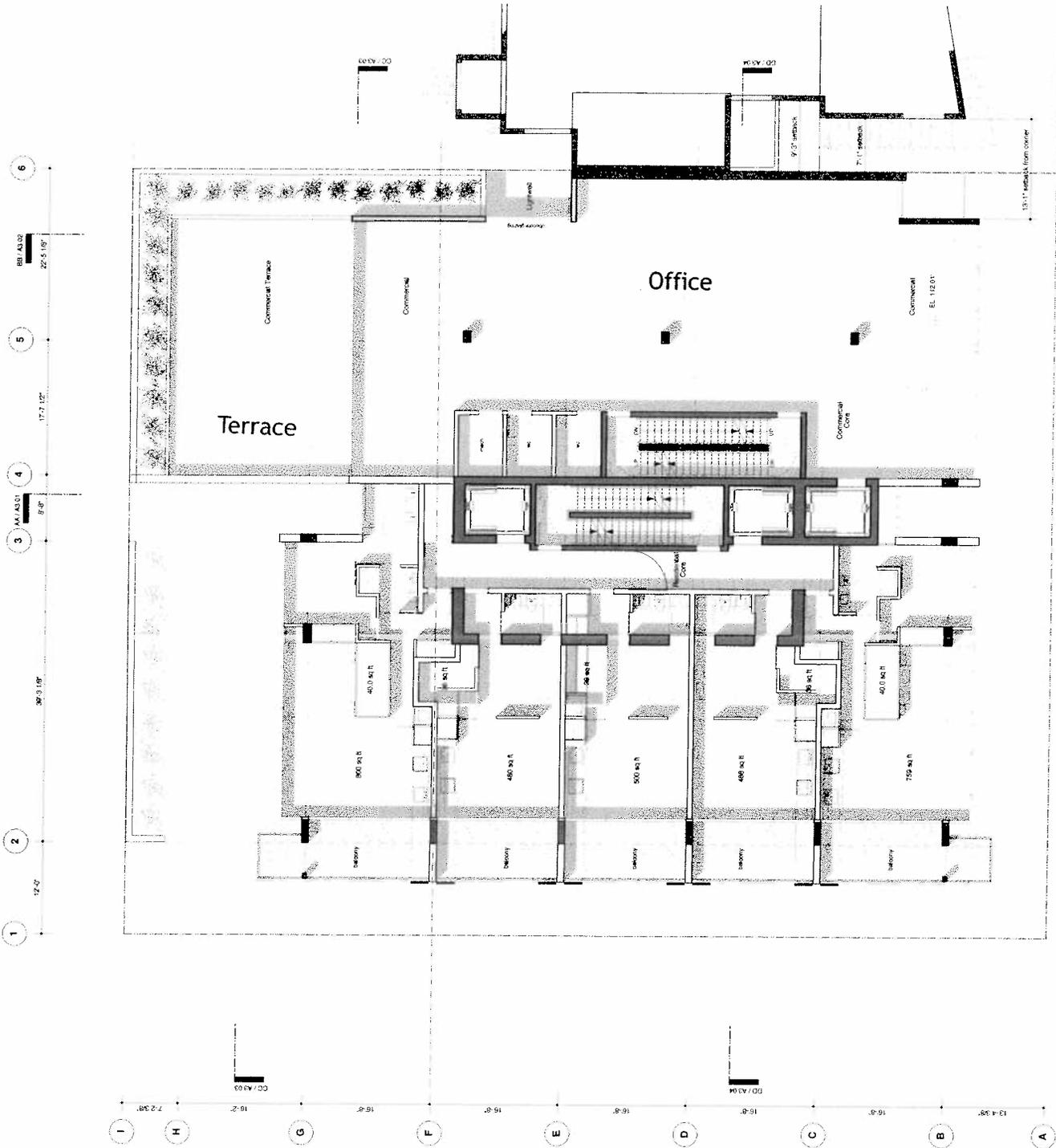


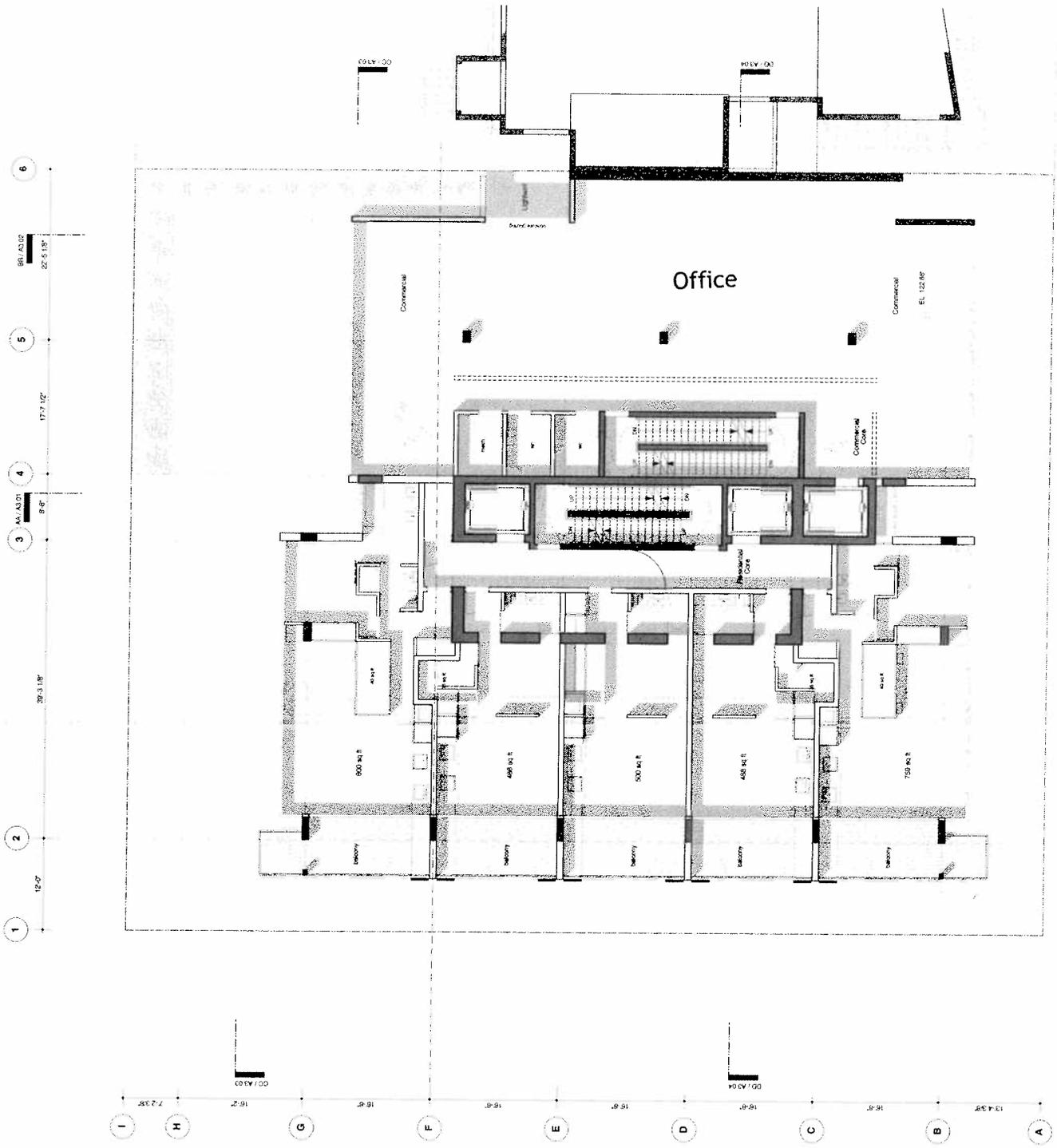
- 1 vision glass
- 2 obscure glass
- 3 sliding screens
- 4 fixed glass panels
- 5 aluminum louvers
- 6 cladding panels
- 7 planter wall

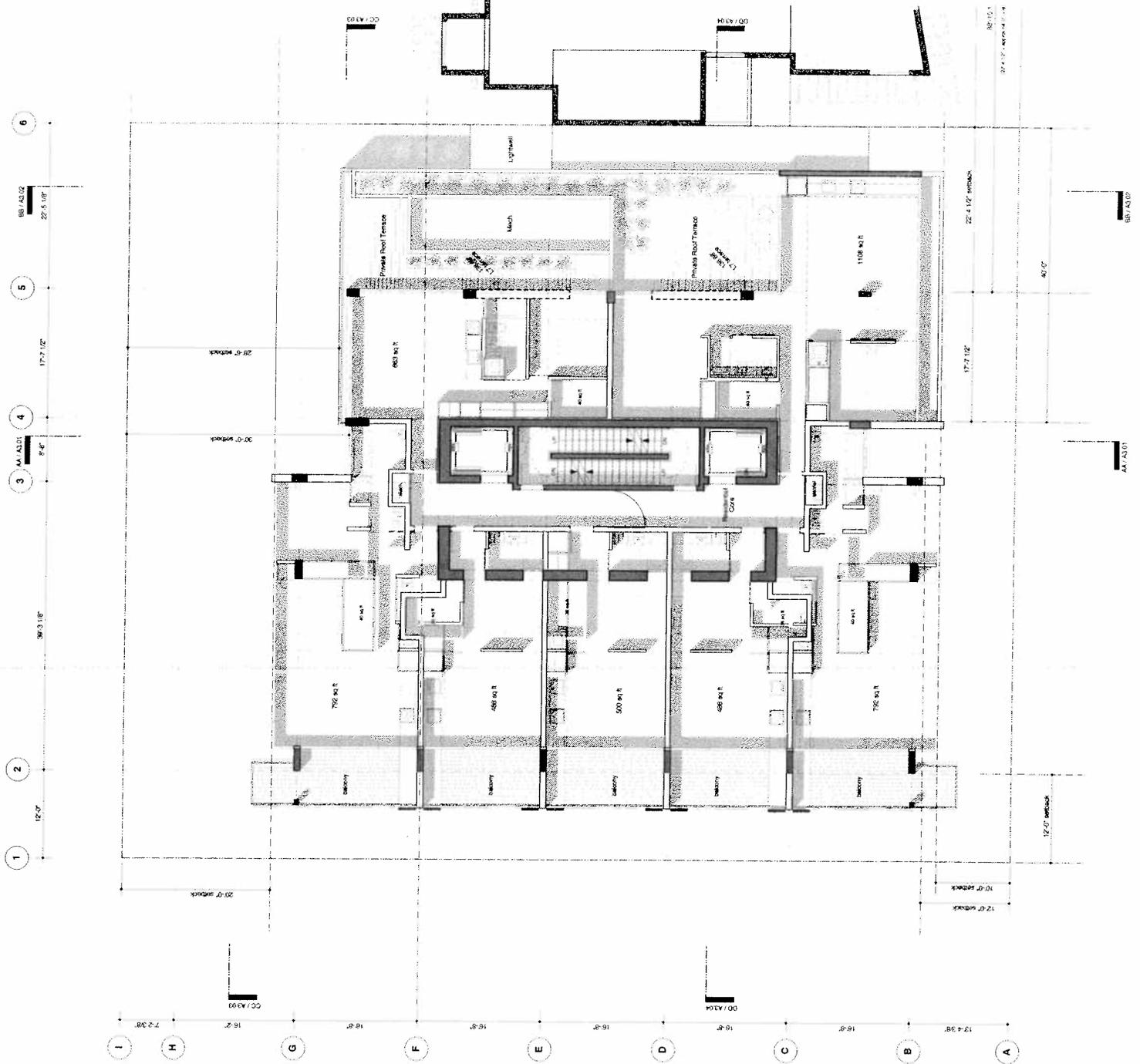




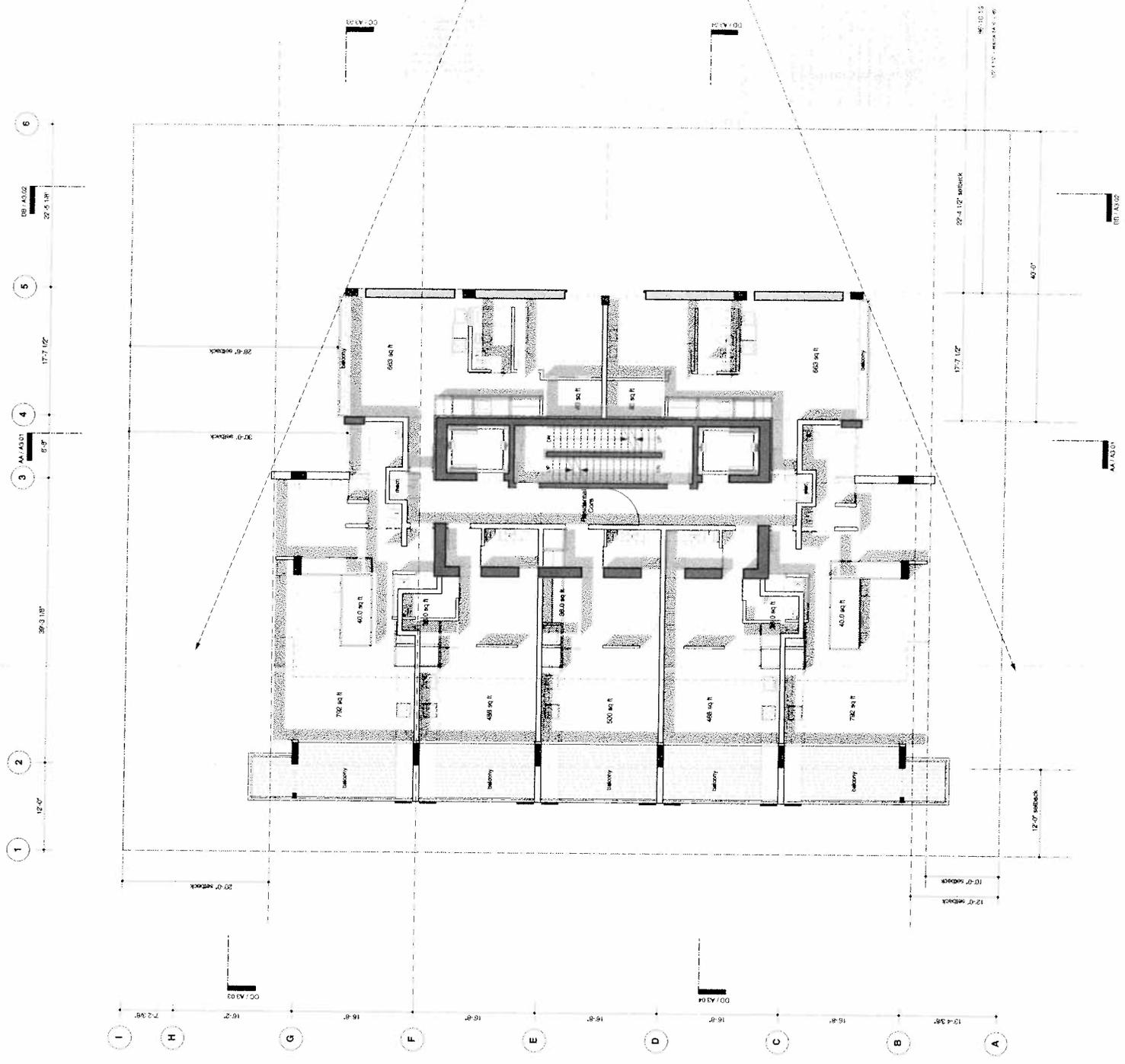
APPENDIX F
Page 11 of 18
Podium Level 4

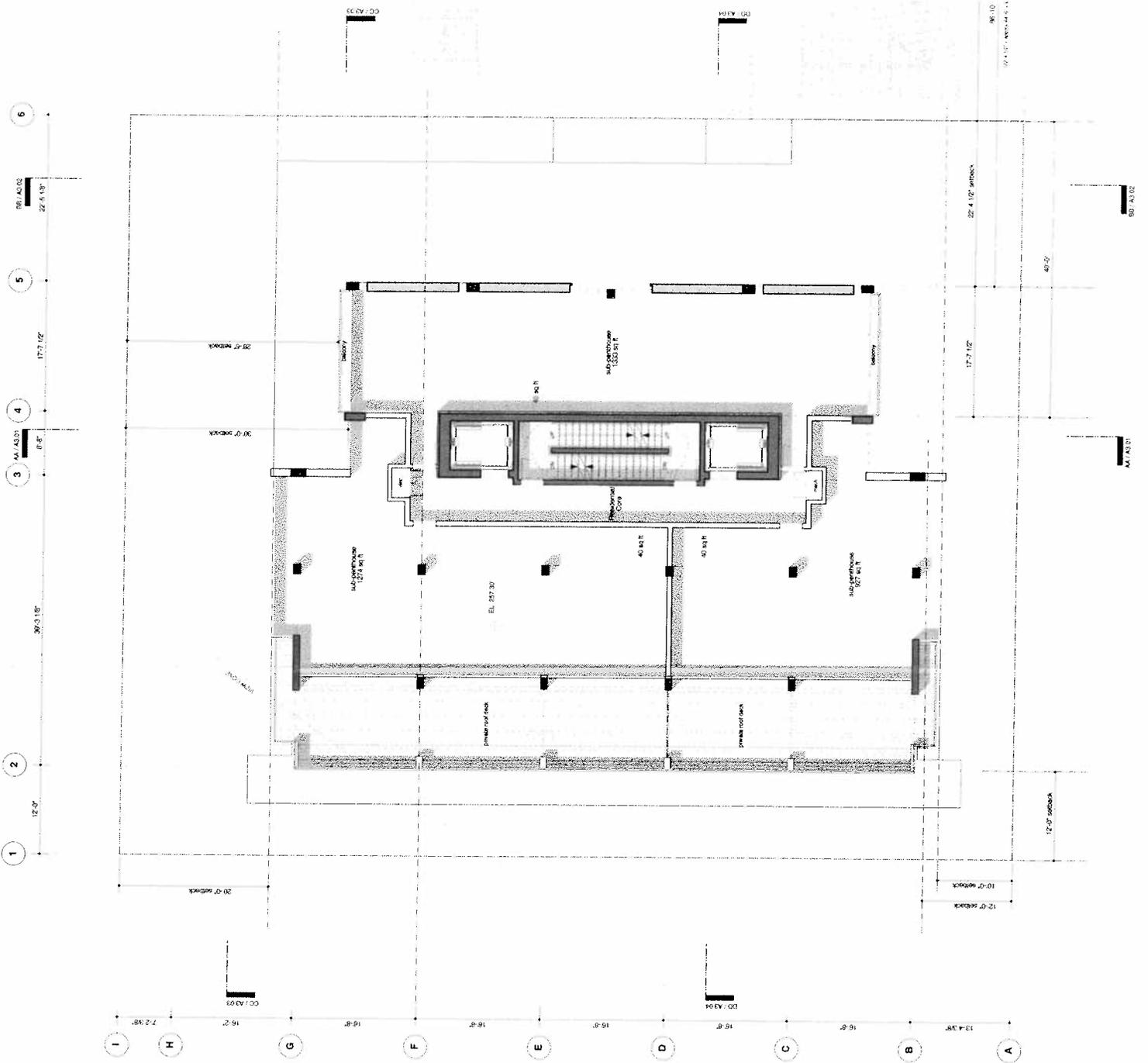


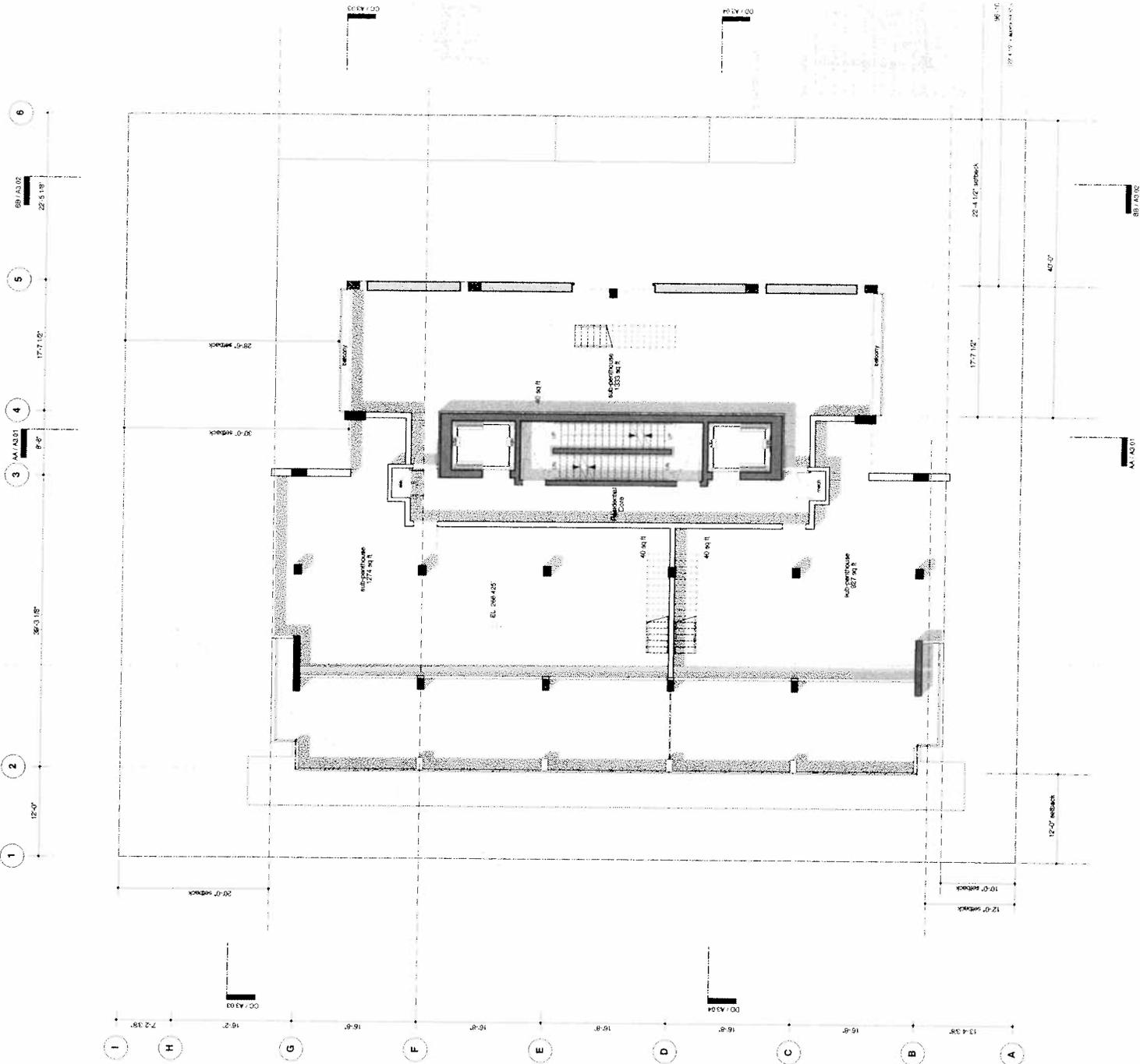


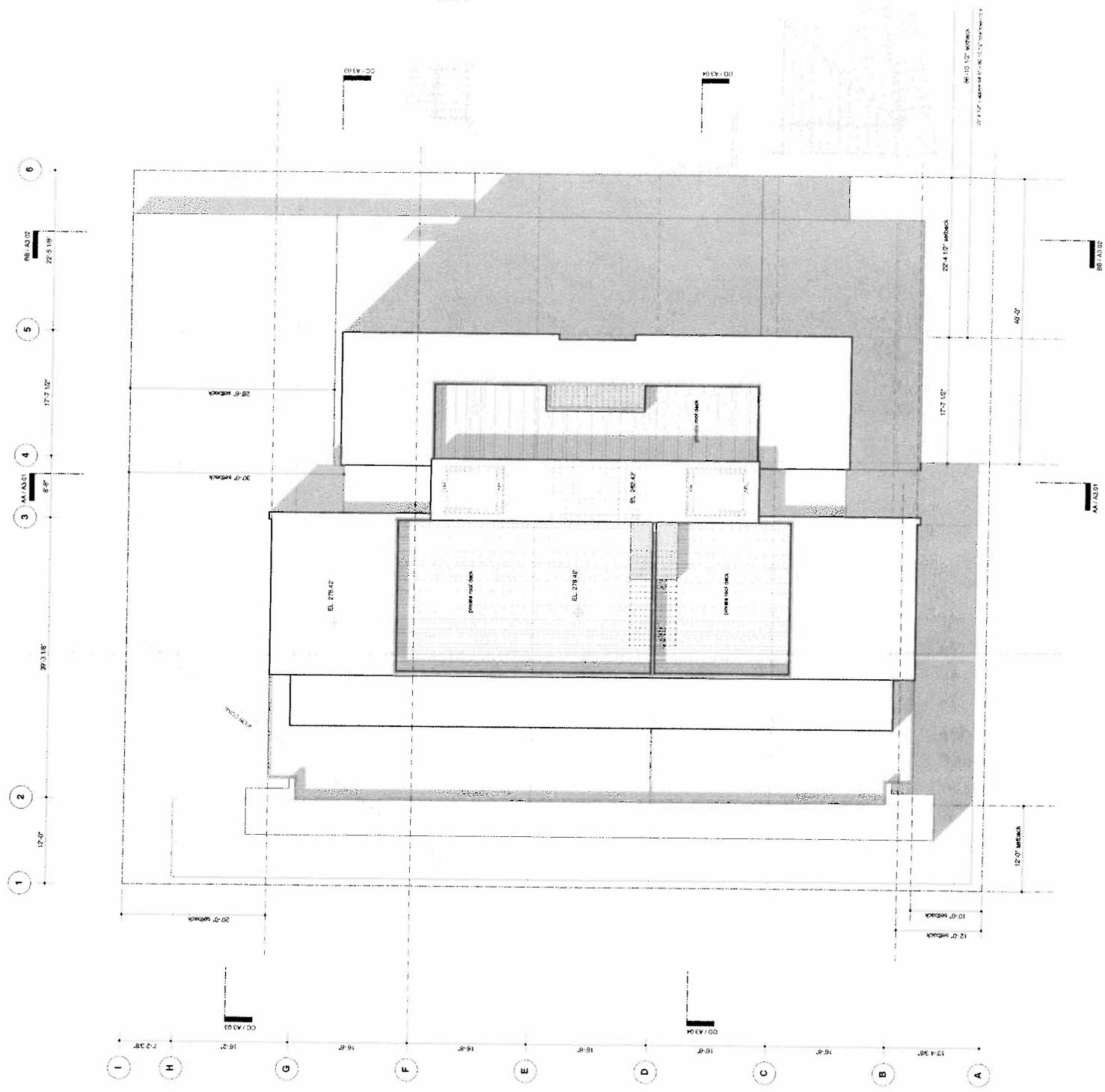


APPENDIX F
 Page 15 of 18
Typical Tower Floors (Levels 8-19)









999 Seymour Street
APPLICANT, PROPERTY, AND PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	999 Seymour Street
PID	026-186-187
Legal Description	Parcel B, Block 73, DL 541, Group 1, NWD Plan BCP15761
Applicant	Acton Ostry Architects Inc.
Architect	Mark Ostry, at Acton Ostry Architects Inc.
Property Owner / Developer	Townline Homes Ltd.

SITE STATISTICS

	GROSS
Frontage (Seymour Street)	30.48 m (100 ft.)
Depth (Nelson Street)	36.57 m (120 ft.)
Site Area	1 114.65 m ² (12,000 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT
ZONING	DD	CD-1	As proposed
USES	Dwelling, Retail, Service, Office	As permitted	As proposed
DWELLING UNITS	Not applicable	112	n/a
MAX. FLOOR SPACE RATIO	5.0	9.65	As proposed
Residential	3.0	7.63	
Commercial	2.0	2.02	
MAX. FLOOR AREA	5 574 m ² (60,000 sq. ft.)	11 481 m ² (115,750 sq. ft.)	n/a
Residential	3 344.4 m ² (36,000 sq. ft.)	8 506.5 m ² (91,565 sq. ft.)	
Commercial	2 229.6 m ² (24,000 sq. ft.)	2 246.8 m ² (24,185 sq. ft.)	
MAXIMUM HEIGHT	91.44 m (300 ft.)	61.42 m (201.5 ft.)	61.42 m (201.5 ft.)
TOTAL HEIGHT	n/a	62.64 m (205.5 ft.)	62.64 m (205.5 ft.)
MAX. NO. OF STOREYS	n/a	21	n/a
PARKING SPACES	As per Parking By-law	115 (92 + 23)	As per Parking By-law
BICYCLE PARKING SPACES		143 (4 lockers) + 6	
LOADING SPACES	As per Parking By-law	1 Class B (2 required)	As per Parking By-law