

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 15, 2013
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9952
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning - 1107 Seymour Street

RECOMMENDATION

A. THAT the application by Endall Elliot Associates, on behalf of 0920346 B.C. Ltd. (Wall Financial Corporation), to rezone 1107 Seymour Street (*Lots 36, 37 and 38, Block 93, District Lot 541, Plan 210, PIDs: 015-482-839, 015-482-855 and 015-482-880 respectively*) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 5.00 FSR to 9.22 FSR and the height from 36.6 m (120 ft.) to 50.3 m (165 ft.) to allow for a 15-storey building providing 81 units of social housing and social service centre space, be referred to a Public Hearing, together with:

- (i) plans prepared by Endall Associates, received August 10, 2012;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

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

- E. THAT Recommendations A through D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 1107 Seymour Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to allow for a 15-storey building containing social housing and social service space. This report focuses primarily on the land use matters, however, it is noted that the proposed funding for this project is tied, in part, to the Community Amenity Contribution (CAC) associated with a concurrent rezoning application for a site at 1300-1320 Richards Street. If, after Public Hearing, Council approves in-principle both the 1300-1320 Richards Street rezoning application and the 1107 Seymour Street application, the development that is the subject of this application would be funded, with supplementary funding provided by Downtown South Development Cost Levies. Construction of the social housing and social service at 1107 Seymour Street will proceed concurrently with the development at 1300-1320 Richards Street and is expected to be ready for occupancy prior to completion of the Richards Street project. In total, 81 social housing units which are to be operated by a non-profit operator are proposed. The social service

centre space is proposed to be leased to the current tenants of the building, Positive Living BC and AIDS Vancouver.

Staff have assessed this application and support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Downtown Official Development Plan (November 4, 1975)
- Downtown South Guidelines (July 30, 1991; last amended June 10, 2004)
- On October 28, 2008, Council endorsed consideration of site-specific rezonings in the Downtown South up to the height limits imposed by the approved view corridors (see Council Policy Report titled “Potential Benefit Capacity in Downtown”)
- Green Buildings Policy for Rezoning (January 20, 2009; last amended July 22, 2010)
- Housing and Homelessness Strategy (February 1, 2011)
- Financing Growth Policy (Community Amenity Contributions) (January 20, 1999; last amended February 12, 2004)
- Downtown South Public Benefits Strategy (2007 - 2021) (May 3, 2007).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

Council’s Housing and Homelessness Strategy is an ambitious plan to address a critical policy goal for the city. The plan is multi-pronged and requires staff to develop innovative approaches to leverage city assets and partnerships to increase the number of social, supportive and affordable housing units across the City. The first annual progress report (2012) presented recently to Council demonstrated the progress which has been made through a variety of initiatives across the housing continuum. This report for 1107 Seymour Street outlines an innovative opportunity and partnership which will renew and increase social housing units in the Downtown South neighbourhood of Vancouver through the construction of a 81 turn-key social housing units along with significant non-profit space, delivered by the developer of a nearby development in the Downtown South which generated a \$23 million CAC.

A cross disciplinary team of staff from Housing, Real Estate, Planning, Facilities, Law and Finance have worked to support the negotiation of this innovative housing partnership. The absence of a national housing strategy, the lack of federal social and affordable housing programs and the constrained resources at the provincial level require the City to find new and creative ways to continue to move ahead on our housing targets – this is another example of how the City can achieve the delivery of new and incremental social housing through a combination of strategic partnerships, responsible leverage of City assets and opportunities, regulation and policy, and a due diligence approach.

The General Manager of Planning and Development Services RECOMMENDS approval of the approval of the recommendations of this report.

REPORT

Background/Context

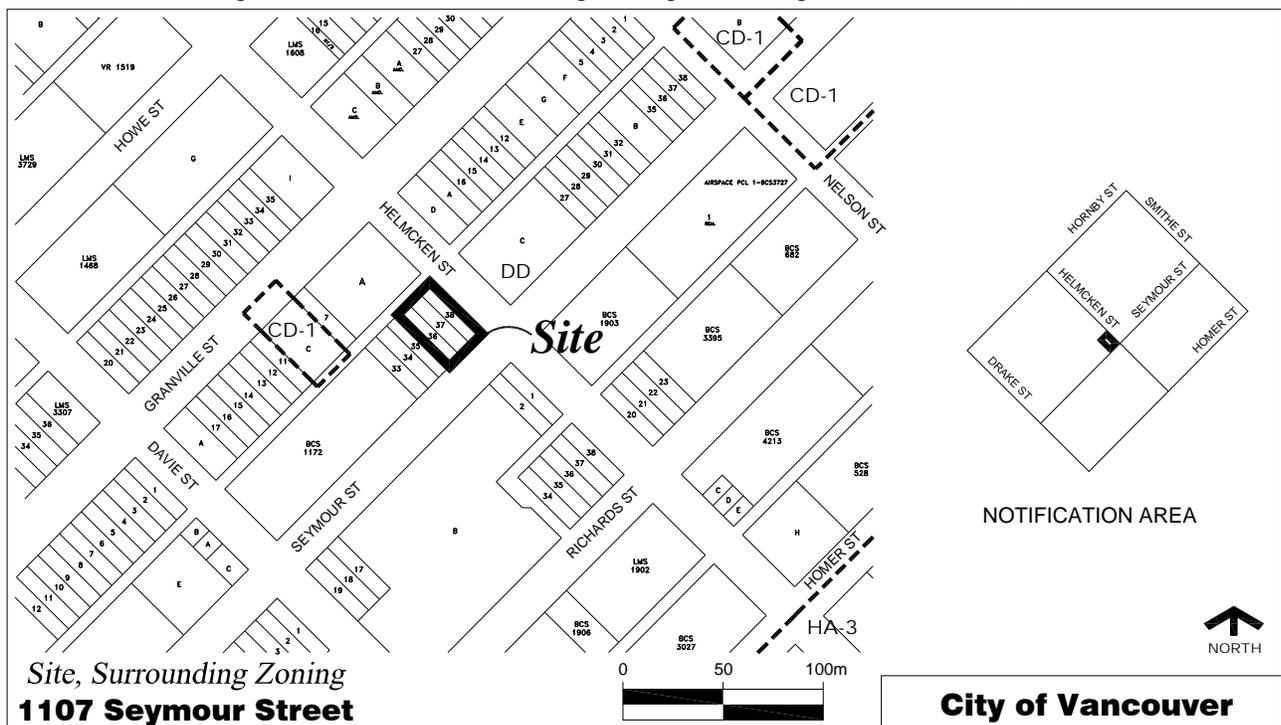
1. Site and Context

This 836 m² (9,000 sq. ft.) site is situated at the corner of Seymour and Helmcken Streets (see Figure 1). The site is comprised of three legal parcels and has 22.9 m (75 ft.) of frontage along Seymour Street and 67.1 m (120 ft.) of frontage along Helmcken Street. The site is currently occupied by a two-storey office building.

The blocks surrounding the subject site contain a variety of building types ranging from small-scale commercial buildings and social housing sites to newer tower and podium developments, generally up to 91.4 m (300 ft.) in height, with a combination of townhouse and retail uses at street level. Buildings immediately adjacent to the site include:

- to the south, a three-storey residential building, Brava Towers, and the Vancouver International Film Centre;
- to the east, across Seymour Street, Brooklyn Court and Jubilee House, both existing social housing sites, and to the south of those, Emery Barnes Park;
- to the west, across the lane, Chateau Granville Hotel, which fronts onto Granville Street, and;
- to the north, across Helmcken Street, the New Continental and the Gathering Pace Community Centre.

Figure 1: Site and surrounding zoning (including notification area)



Strategic Analysis

1. Proposal

The application proposes a 15-storey development having a total floor area of 1,711 m² (83,000 sq. ft.) that includes residential and social service centre uses. The residential component would be located on the upper eleven levels of the building and would provide a total of 81 residential units, including 18 studio units, 42 one-bedroom units and 21 two-bedroom units. The social service centre use is proposed on levels one through four of the building and is to be leased to the current tenants of the building – Positive Living BC and AIDS Vancouver -- two important community-based organizations that provide support and care for persons living with HIV and AIDS.

2. Land Use

The site is located in the Downtown District (DD) where form of development is regulated by the Downtown Official Development Plan (DODP). Development of this site is further informed by the Downtown South Guidelines which provide direction with regard to urban design and open space. The site is located in the New Yaletown sub-area L1 of Downtown South, the policy of which endorses high-density residential development with limited commercial uses. The Downtown South zoning also has provisions to encourage the development of social housing on smaller sites through the provision of greater density and height than would otherwise be supported for market housing. Given this policy context, staff are supportive of the proposed uses which are consistent with the intent of the DODP.

3. Housing

Housing Policy: On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhance quality of life. The Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. The priority actions that relate to this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose built rental housing, and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Housing Program: This application's proposed social housing would be operated by a non-profit housing operator. It is contemplated that up to fifty percent of the units would be affordable to those on social assistance and that the remaining fifty percent would be for lower end of market and rent geared to income levels to achieve overall operational viability and financial sustainability. Further details about the operator and rental mix will be included in a future report to Council.

Supply of Low-Cost Accommodation: The Downtown South Public Benefits Strategy was adopted in 1992 and it was updated in 2007, with revised benefits targets for 2021 to better reflect the needs of the larger and more diverse population in Downtown South. The public benefits strategy focuses on the delivery of parks, childcare, affordable housing, and street improvements. With regard to affordable housing, the Strategy identifies an overall target of 1238 units for Downtown South. This application, if approved, would add 81 affordable

housing units to the 1093 units already achieved in Downtown South for a total of 1174 units, which would represent further progress towards the Strategy's affordable housing target.

In terms of a broader strategic context, Vancouver's Housing and Homelessness Strategy was adopted in 2011 and it set long- and near-term targets for the achievement of non-market housing across the City. Primarily as a result of the City and Provincial partnership to develop 14 social and supportive housing sites across Vancouver, the City has been advancing towards achievement of its near term target with 1,059 non-market units now proposed, in progress or completed. Should this application be approved, 81 new non-market units would be added to the inventory thereby making a significant contribution towards closing the gap that remains between the target and what has been achieved to date. Table 1 shows the supportive and non-market housing targets for the City and the current metrics which include the units in this report.

Table 1: City of Vancouver Housing and Homelessness Strategy (2011) Targets

	TARGETS		CURRENT PROJECTS	GAP
	Long-Term (2021)	Near-Term (2014)	Proposed, In Progress or Completed	(2014 Target)
Supportive Housing Units	2,900	2,150	1,845	305
All Other Non-Market Housing Units	5,000	1,500	1,200	300
Total Non-Market Housing Units	7,900	3,650	3,045	605

4. Density and Form of Development

An analysis and assessment of the proposed form of development has been conducted, including its urban design and neighbourliness impacts, and particularly those beyond might result with development under the site's existing zoning. The form of development drawings are included in Appendix F and the development statistics in Appendix H.

Under the existing DODP and its provisions for the L1 sub-area, density and height are prescribed by both site frontage and site area. A site of this frontage and size qualifies for a floor space ratio (FSR) of 3.0 and a maximum height of 21.3 m (70 ft.). However, the DODP makes provision for an increase in density to 5.0 FSR and increase in height to 36.6 m (120 ft.) for a site with social housing, provided that the social housing comprises more than two-thirds of the overall floor area. The social housing residential component comprises 69 percent of this proposal's total floor space so that the existing zoning would allow for a development to an FSR of 5.0. This proposal is seeking an increase in height to 50.3 m (165 ft.), which results in a proposed increase in FSR to 9.22.

Staff have assessed the impacts resulting from the proposed increase in height and are satisfied that it will not result in any significant shadowing on public open spaces. The additional height proposed is considered to be relatively modest in scale and staff are satisfied that it will not measurably affect the private views or livability of neighbouring properties.

Staff have reviewed the proposal in the context of the Downtown South Guidelines and are satisfied that the additional height to 50.3 m (165 ft.) does not generate any significant undue impacts. A detailed analysis is provided in Appendix D.

This rezoning application was reviewed by the Urban Design Panel and the form of development received support (see Appendix E). Staff are recommending that the application be approved subject to the conditions in Appendix B, which seek some additional design refinement at the development permit stage.

5. Parking, Loading and Transportation

The application proposes two levels of underground parking, accessed off the lane, providing a total of 22 parking spaces. As vehicle ownership is typically very low in social housing projects, staff are supportive of the provision of one parking space for every six residential units, for a minimum of 17 parking spaces. Staff are also supportive of a reduced parking standard for the social service centre use of one parking space per 400 m², which would result in a requirement for five parking spaces. These standards are consistent with what has been accepted for similar projects. Further, the proposal meets the loading requirements of the Parking By-law and provides a total of 151 bicycle spaces, noting also that the proposal exceeds the bicycle requirements for social service centre use by 40 spaces.

6. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011, achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The application includes a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain a minimum of 63 LEED® points and, therefore, would be eligible for a LEED® Gold rating.

PUBLIC INPUT

Public Notification: A rezoning information sign was installed on the site. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A notification postcard, dated August 23, 2012, was mailed to 4,650 surrounding property owners and to 8,524 occupants via unaddressed admail. A Community Open House was held on September 6, 2012 at The Gathering Place Community Centre, with approximately 60 people in attendance.

Public Responses and Comments: Subsequent to the open house, 14 comment sheets were submitted (one opposed/eleven in favour/two uncertain). In addition, the City received six e-mails and online forms (all opposed). Many who were opposed to the application noted the concentration of low-income rentals and social service offices in the neighbourhood and were concerned over safety, the appearance of their neighbourhood, and impact on property values. There were also the following urban design related concerns:

- scale and appearance of the building is out of character with the neighbourhood;
- design, colour schemes and overall appearance of social housing buildings should be more varied so they do not stand out;

- solar panels should be screened as much as possible, and;
- blockage of daylight.

Many who were in favour of this application strongly supported a project that would secure updated space for the two well-established HIV/AIDS organizations, as well as much needed low cost social housing. It was also thought that the site is well located, given that The Gathering Place is immediately across the street.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCL) – Development Cost Levies (DCL) collected from new development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is within the Downtown South DCL district. Based on current rates of \$17.11 per square foot, it is anticipated that the new floor area of 2,230 m² (24,000 sq. ft.) associated with the social service space will generate DCLs of approximately \$410,640. The social housing component, with an estimated floor area of 5,481 m² (59,000 sq. ft.), is exempt from paying DCLs and the value of this exemption is estimated to be \$1,009,490. DCLs are payable at building permit issuance and the rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Public Art Program – Social housing is exempt from the requirements of the Public Art Program. The floor area associated with the social service centre use is below the minimum threshold for public art contribution requirements.

Offered Public Benefits

Housing and Social Service Centre: If this rezoning is approved together with the rezoning at 1300-1320 Richards Street, this proposal would result in a development that is owned by the City, containing social housing and a social service centre space. The total cost to provide the social housing and social services is estimated at \$28,284,000 which includes land and construction costs. Two funding sources are recommended: \$23,643,750 from the Community Amenity Contribution anticipated to be received from the rezoning at 1300-1320 Richards Street (subject to a Public Hearing and Council approval in-principle of that rezoning application) and \$4,640,250 to be allocated from Downtown South DCLs for affordable housing. It is noted that the DCL allocation would be brought forward to Council as part of the annual Capital Budget around the time that this project would be nearing completion.

Once completed, the ownership of the land and the building will be transferred to the City. The building, with a floor area of 7,711 m² (83,000 sq. ft.), is to be provided in turn-key condition. It would include 81 new units of social housing, with up to fifty percent targeted to those on social assistance, and would be operated by a non-profit operator. The building would also provide 2,230 m² (24,000 sq. ft.) of social service space which is proposed to be leased to the current tenants of the building, Positive Living BC and AIDS Vancouver.

Community Amenity Contribution (CAC) – In the context of Financing Growth Policy, the City anticipates an offer of a Community Amenity Contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant's development proforma. The review concluded that after factoring in the costs associated with the provision of the land, social housing units and social service centre space, there was no increase in the land value generated by this rezoning, and therefore no CAC is being offered.

Implications/Related Issues/Risk (if applicable)

Financial

The site is subject to the City-wide DCLs. It is anticipated that the applicant will pay \$410,640 in DCLs on the social service space. The social housing units are subject to DCL exemption which is estimated at \$1,009,490.

As noted in the Public Benefits section, there are no CACs and public art contributions associated with this rezoning.

Social Housing: The cost of land and the building, including 81 units of turn-key social housing and 2,230 m² (24,000 sq. ft.) of social service space, are estimated at \$28,284,000. The source of funding would be \$23,643,750 CAC from the rezoning at 1300-1320 Richards Street (subject to Council approval of the rezoning application) and \$4,640,250 Downtown South DCLs for housing. Upon completion, the land and the building would be transferred to the City. The social housing would be operated by a non-profit operator. Following a competitive RFP process, staff would return to Council to seek approval to appoint the non-profit operator of the social housing units and to enter into a lease with that operator.

Consistent with Council policies, the social housing project is expected to be self-sustaining and does not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. To achieve a balance between operational viability and long-term financial sustainability while targeting the population most in need of social housing, staff will negotiate an operating agreement with the future operator requiring that up to 50 percent of the social housing units be affordable to those on social assistance, and the remaining 50 percent be targeted to low end of market and rent geared to income levels based on need. Staff at Positive Living BC and AIDS Vancouver have also received the City's support for seeking an operator willing and experienced in housing for HIV-positive seniors.

The final unit and tenant mix would be established to ensure that the rental income would be adequate to offset operating and capital maintenance costs over the life of the building. If this application is approved, staff will report back to Council recommending a prepaid lease for operation of the housing units, and lease terms for the social service facility, that ensure achievement of Council's affordability targets.

Social Service Centre: The two existing tenants in the building at 1107 Seymour Street, namely Positive Living BC (its sub-tenant AIDS Vancouver) are providing essential services to the HIV and AIDS communities in the area. These non-profit groups have indicated that, upon completion of the proposed building, they would like to return to the site as tenants, which would allow them to remain close to their clients, including the St. Paul's BC Centre for

Excellence in HIV/AIDS and the Dr. Peter Centre. Staff are supportive of this request and should Council approve this rezoning application, staff will return to Council at a later date seeking approval of lease terms. In recognition of the value of the services these non-profit organizations are providing in the area, staff will also be recommending that the initial lease terms be similar to those that Positive Living BC currently operates under, with opportunities for later review and adjustments typical for City leases.

Table 2 shows the current and proposed floor area and lease rates for Positive Living BC at 1107 Seymour Street. According to Real Estate Services, should Council approve the proposed terms, this would constitute foregone revenues in the range of \$433,000 to \$510,000 per year.

Table 2: Positive Living BC Current and Proposed Floor Area and Lease Rates

Item	Current	Proposal*
Floor Area	+/-1,579 m ² (17,000 sq. ft.) 30+ years old	2,230 m ² (24,000 sq. ft.) Purpose built LEED gold equivalent
Lease Costs	\$207,000 net (\$12 sq. ft.)	\$207,000 net (\$8 sq. ft.)
Foregone Revenues*	n/a	\$433,000 - \$510,000/annum**

*Subject to Council approval, to be detailed in a future report

**Based on Real Estate Services analysis of current commercial rents in the area of \$25-\$28 sq. ft.

Should this development at 1107 Seymour Street not proceed within five years from the date of enactment of the CD-1 By-law for Richards Street, instead of getting a turn-key social housing project with a social service centre, the City will have the option to require the CAC as a cash contribution towards the provision of affordable housing within the Downtown South neighbourhood.

Social

This proposed project includes both 81 units of social housing and approximately 2,230 m² (24,000 sq. ft.) of social service facility. Both functions are essential elements for ensuring the on-going health and vibrancy of the area. The proposed occupants of the social service space are two organizations with a long history of service in the area: Positive Living BC and their sub-tenant AIDS Vancouver. Both are currently leasing premises on the site.

While the face of the HIV/AIDS epidemic has changed, these organizations are still important resources to the affected population, and well located to collaborate with other resources such as St. Paul's Hospital and the BC Centre for Excellence in HIV/AIDS.

Both organizations are largely funded by BC Ministry of Health through Vancouver Coastal Health Authority. If this proposed rezoning is approved as recommended, staff will return to Council with a report recommending lease terms for Positive Living BC, and terms for seeking an operator for the housing through a Request for Proposals (RFP) process.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that approval of this project will contribute towards the achievement of key social objectives not only for the Downtown South neighbourhood but also for the broader City.

The General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommend that, subject to the Public Hearing, the application be approved upon fulfilment of the conditions as listed in Appendix B, and that the form of development as shown in plans included as Appendix F be approved in principle.

* * * * *

1107 Seymour Street
PROPOSED 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.

Zoning District Plan Amendment

- 1.1 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 marginally numbered Z-____() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Schedule A is a map that amends Schedule D of the Zoning and Development By-law. It will be prepared for the draft by-law that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 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 the 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 Social Service Centre; and
 - (c) Accessory Use customarily ancillary to any use permitted by this section.

Density

- 3.1 For the purposes of computing floor space ratio, the site is deemed to be 836.1 m² [9,000 sq. ft.], being the site size at the time of application for rezoning, prior to any dedications.
- 3.2 The floor space ratio for all uses must not exceed 9.22.
- 3.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, 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, except that the total area of all such exclusions must not exceed 8 % of the residential floor area;

- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are 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, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit.
- 3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8 % of the residential floor area being provided; and
 - ii) no more than 50 % of the excluded balcony floor area may be enclosed;
 - (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m²; and
- 3.6 The use of floor area excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

Building height

- 4.1 The building height, measured above base surface, must not exceed 50.3 m [165 ft.].

Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (---).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - i) 10% or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

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

* * * * *

1107 Seymour Street
DRAFT 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.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Endall Elliott Associates, and stamped “Received City Planning Department, August 10, 2012”, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Provision of high quality architectural material treatments that will contribute to the character and quality of the building and local area.

Note to applicant: Provision of the building’s architectural material treatment along the interior property line is required. Provision of detailed sections and elevations of typical building components is required.
- 2. Design development to improve the livability of the north facing units (levels 5 and 6) through increased windows.
- 3. Design development to provide weather protection for commercial frontages, amenity and primary residential entrances.

Sustainability

- 4. Identification on the plans and elevations of the built elements contributing to the building’s sustainability performance in achieving LEED® Gold, including a minimum of 63 points in the LEED® rating system, and, specifically, a minimum of 6 points under Optimize Energy Performance.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and certification of the project is also required under the policy.

Crime Prevention Through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regards for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove and vandalism, such as graffiti.

Landscape

6. Design development to the enhancements of the public realm treatment to provide high-quality landscaped open spaces with substantial greenery and amenities to enhance the pedestrian experience and to encourage positive social interaction.
7. Provision of a diversity of high-quality landscape types incorporating all season greenery to create vibrant interior and exterior environments to improve the livability of building occupants.
8. Provision of opportunities and infrastructure for urban agriculture on roof decks.
9. Provision of hose bibs for all patios greater than 9.29 m² (100 sq. ft.) in area, including green roof.
10. Provision of maximum plant growing medium depth (to exceed BCLNA standards) for all planted areas on structures.
11. Provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching (illustrated on the Landscape Plan).

Note to applicant: Where the deletion of irrigation for all slab planters is a strategy to earn a LEED point, provide a written rationale for the choice of plants, the amount of sun exposure, and the soil volumes. In addition, a maintenance schedule for watering the plantings during the first year following installation to ensure proper establishment; this may be hand watering. Proposed plantings should be consistent with the City of Vancouver Waterwise Planting Guidelines.

12. Provision of a fully labelled landscape plan, sections and details at the Complete Development Permit submission stage.

Engineering

13. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the Parking By-law and the parking and loading design supplement:

- (a) Provision of a maximum ramp slope to the satisfaction of the General Manager of Engineering Services in consultation with the Director of Planning.

Note to applicant: Provision of a 10 percent ramp grade for the first 6.1 m (20 ft.) of the parkade ramp measured from the property line and an intermediate ramp grade that minimizes the ramps slope to below 20 percent where possible. Transition ramps will be required to land the parkade ramp at the internal maneuvering aisles, the grades of which are to be acceptable to the General Manager of Engineering Services and the Director of Planning. The design is to be supplied by the applicant's traffic consultant.

- (b) Provision of a traffic warning light system for this proposed narrow ramp design.

Note to applicant: A qualified transportation engineer whose engineering firm specializes in signal design should provide details of the warning system and note the location of all lights and detection devices on the plans.

- (c) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking and loading areas to be able to calculate slopes and cross falls.
- (d) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.

Note to applicant: Please ensure the required overhead clearances are provided for all disability parking spaces and associated manoeuvring areas and for all loading areas.

- (e) Modify the Class B loading space to permit loading access and egress without trucks needing to cross the mouth of the lane on Helmcken Street.

Note to applicant: Ensure that 8.5 m (28 ft.) of length for the Class B loading space is being provided.

- (f) Modify the slope of the residential loading space to a maximum of 5% slope and crossfall.

- (g) Stair connections between the residential loading and the elevator lobby should be removed and replaced with ramps.
- (h) Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

14. Please provide the following note on the landscape plan.

“This plan is Not for Construction of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as “For Construction”; 8 weeks’ notice is requested. No work on public property may begin until plans receive “for construction” approval and related permits are issued. Please contact Frank Battista at 604873.7317 or Kevin Cavell at 604.873.7773 for details.”

CONDITIONS OF BY-LAW ENACTMENT

- (c) 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 and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 36, 37 and 38, Block 93, DL 541, Plan 210 to create a single parcel.
2. Provision of a Statutory Right of Way along the Seymour Street and Helmcken Street frontages to achieve a 5.5 m (18 ft.) public sidewalk dimension (curb to building face). The Statutory Right of Way is to be free and clear of obstructions.
3. Provision of a Services Agreement to detail the on- 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 will be issued until the security for the services are provided.

- (a) Provision of improved sidewalks on Helmcken Street adjacent the site to greenways standards.
 - (b) Provision of pedestrian scale lighting on Helmcken Street adjacent the site.
 - (c) Provision of downtown south sidewalk treatments on Seymour Street adjacent the site.
 - (d) Provision of standard concrete lane crossing on the south side of Helmcken Street at the lane entry adjacent the site.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
5. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Housing and Social Service Centre

6. Grant an Option to Purchase in favour of the City for 1107 Seymour Street (the "Seymour Street Site") including a stand-alone building comprised of eleven storeys containing 81 units of social housing and four storeys of social service space, for a total floor area of 7,711 m² (83,000 sq. ft.) and two levels of below grade parking, all to be designed, constructed and finished by the applicant in turn key condition, which Option to Purchase will provide for, among other things, the following:
- (a) payment by the City of \$4,640,250 on the completion of the purchase of the Seymour Street Site;
 - (b) to ensure that construction of the building at the Seymour Street Site proceeds concurrently with the construction of the building at this

rezoning site (the "Richards Street Site"), the applicant will agree and covenant that:

- (i) no permit for the Richards Street Site will be issued until such time as the same permit has been issued for work on the Seymour Street Site, including but not limited to permits for excavation, foundation and completion of shell; and
- (ii) no permit for the Richards Street Site will be issued subsequent to completion of the shell until such time as a final occupancy permit has been issued for the Seymour Street Site and the title to the Seymour Street Site has been transferred to the City upon payment by the City of the consideration set out in paragraph (a) above.

If the City should in any of the circumstances in section 9 of Appendix B, section of the rezoning report for the Richards Street Site, cash the \$23,643,750.00 Letter of Credit the provisions of this section 6 shall terminate and this Option to Purchase the Seymour Street Site shall expire.

Soils Agreement

7. If applicable:

- (a) Submit a site profile to the Environmental Protection Branch (EPB).
- (b) The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- (c) Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any of the new buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Water, Land and Air Protection, has been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, 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 sites 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-laws.

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.

* * * * *

1107 Seymour Street
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

“1107 Seymour Street CD-1 (___) By-law No. [___] B (DD)”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

“CD-1 (___) By-law No. [___] 1107 Seymour Street”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
1107 Seymour Street	(____)	(____)	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i> except that a minimum of one parking space for every six dwelling units must be provided.

* * * * *

1107 Seymour Street URBAN DESIGN ANALYSIS

Site

The site consists of three properties on the southwest corner of Helmcken and Seymour Streets. The site has frontage along both Helmcken and Seymour Streets. The combined site width is 22.86 m (75 ft.), a depth of 36.6 m (120 ft.), for a site area of approximately 836.6 m² (9,000 sq. ft.).

Context

The blocks surrounding the subject site contain a variety of building types ranging from small scale commercial buildings to newer tower and podium developments, generally up to 91.4 m (300 ft.) in height, with a combination of townhouse and retail uses at street level. Buildings within the immediate context include:

- 1199 Seymour Street, “Brava”, 32- and 26-storey cultural/commercial residential development containing Vancouver International Film Festival (VIFF)
- 1100 Granville Street, “Chateau Granville”, 14-storey hotel
- 1067 Seymour, 14-storey mixed use retail/social service center/seniors housing development
- 1082 Seymour Street, 19-storey residential development
- 540 Helmcken Street, “Brooklyn Court”, Heritage “B”, 6-storey social housing building
- Emery Barnes Park

Urban Design Assessment

The first test in assessing a proposal seeking an increase in density is to determine from an urban design standpoint if the site can, within its surrounding built context and zoning, accept the additional density appropriately. An analysis and assessment of the proposed form of development was conducted, including any urban design impacts beyond that contemplated for development under existing zoning.

DODP - Sub Area L1 Zoning

Uses: The proposed uses, social service centre (institutional use) and residential uses are permitted uses.

Density and Height: This site is located with the DODP sub area L1. Within sub-area L1, the density and height provisions are prescribed by both site frontage and site area. For a site of this frontage and size qualifies for an FSR of 3.0 and a maximum height of 21.3 m (70 ft.). However, the ODP makes provision for an increase in density to 5.0 FSR and increase in height to 36.6 m (120 ft.). for a site with social housing, provided that the social housing comprises more than two-thirds of the floor space ratio.

The proposal is seeking an increase in height to 50.3 m (165 ft.) and an FSR of 9.22. The social housing residential component comprises 6.09 of this FSR with the balance of 2.63 FSR assigned to the two social services agencies that will be located on this site. The additional height proposed is considered to be relatively modest in scale and staff have concluded that

the impact resulting from the increase in height will not result in any significant shadowing on public open spaces nor will it measurably affect the private views or livability of neighbouring properties.

Downtown South Guidelines

The Downtown South Design Guidelines set out performance and prescriptive criteria, for achieving high quality development by setting desired limits on tower floor plates, setbacks, tower separation and podium heights and by encouraging high quality architectural and public realm design. The guideline seeks 24.38 m (80 ft.) minimum tower separation, slim tower floor plates of 604 m² (6,500 sq. ft.) and 3.66 m (12 ft.) setbacks along street frontages.

Tower Siting and Built Form: The guidelines state that new development should be massed as compactly as possible and situated so that significant distant views can be shared between a proposed project and existing and future developments on surrounding sites. This is to be typically achieved with slim compact towers that maximize views between buildings rather than wide towers that block views, and with appropriate height, siting and spacing of towers in relation to other existing and proposed developments.

The tower has been sited at the corner of Helmcken and Seymour Streets and provides public realm setbacks of 3.66 m (12 ft.) along these street frontages. The guidelines call for a 9.14 m (30 ft.) setback from the rear property line. When combined with a lane width of 6.1 m (20 ft.) and a 9.14 m (30 ft.) setback provided by the adjacent property, a 24.4 m (80 ft.) tower separation is anticipated to be achieved. The proposal provides for a rear setback of 8.2 m (27 ft.) to the tower core. With respect to the existing neighbouring building, “Chateau Granville” located at 1100 Granville Street, due to the existing setback of 0 ft. the resulting building separation of 14.3 m (47 ft.) does not achieve the recommended tower separation of 24.4 m (80 ft.). Combined with additional consideration of the blank wall of Chateau Granville, the overall height of the building, and the proposed unit layouts, staff are satisfied that livability aspects (privacy between units) have been appropriately addressed.

With the dimensional provisions set out within the guidelines, tower separation and setbacks, two towers per block face was anticipated. However, with the ODP provision for a higher building to accommodate social housing development up to 36.6 m (120 ft.), combined with the existing build-out of this block, results in three towers (buildings 21.3 m (70 ft.) or higher) along this block face. Given that a tower separation of 35.1 m (115 ft.) between the proposed building and the Brava building to the west along Seymour Street has been achieved, staff are satisfied the additional height to 50.3 m (165 ft.) does not generate any significant undue impacts.

The tower shaping results in overall dimensions of 18.9 m (62.25 ft.) by 24.5 m (80.5 ft.) and a floor plate of 459 m² (4,941sq. ft.). The guidelines call for slim towers with tower floor plates of 604 m² (6,500 sq. ft.) or less. Given the very slim Richards Street elevation and small floor plate, staff support the 0.9 m (3 ft.) incursion into the rear yard setback as the building does not generate any undue privacy or private views impacts for the nearby adjacent buildings across the lane.

Architectural Quality and Green Building Performance: The general intent contain in the Downtown South Guidelines is for buildings to continue the tradition of creative architectural expressionism achieved through high quality detailed design and material treatments. The application, indicates at this rezoning stage, a well resolved modern expression and provision of high quality material treatments. Rezoning policy requires that the proposal meet LEED® Gold. The application includes a preliminary LEED® scorecard, indicating that the project could attain a minimum of 63 LEED points and therefore would be eligible for a LEED ® Gold rating.

* * * *

1107 Seymour Street
ADDITIONAL INFORMATION

1. Comments – Building Code Review

The following comments are based on the drawings submitted by Endall Elliot dated June 11, 2012 for the proposed REZONING application. This is a preliminary review in order to identify issues which do not comply with the VBBL #8057.

- * 1. Below grade Mezzanine: The TV and Storage rooms need access to two exits.
- 2. Ground Floor: Provide ductwork and shafts in the base building (from the CRU's to the lane) for future kitchen uses from both CRU's to tie into and thus discharge to the lane.
- 3. Levels 1-4: The interconnected floor space is to comply with the interconnected floor space requirements.
- 4. Levels 5 and 6: Maximum dead-end corridor length is 6 m. Note that a door in a corridor does not reduce the overall dead-end length.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

2. Comments – Landscaping:

The following comments were provided by Landscape Review on January 24, 2013:

The success of this development hinges on maintaining a high- quality public realm treatment to include substantial tree canopy, paving, and amenities to provide opportunities for social interaction at the street level, within the building areas, and on roof decks. The application is proposing a second row of street trees to complete the double row effect of trees along the building frontage at Seymour and Helmcken Streets. Consideration to the placement of benches for casual seating and other street furniture on private property within the colonnade of greenery will further benefit the pedestrian experience. The application is proposing landscaped amenity roof decks at levels 2, 7 and the roof. There are opportunities to expand the landscape programming of the site to include urban agriculture.

3. Urban Design Panel (UDP) – Minutes

The rezoning application for 1107 Seymour Street was reviewed by the Urban Design Panel on September 12, 2012 and was supported (7-0).

- **Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application for a site located at the southwest corner of Seymour and Helmcken Streets. Emery Barnes Park is across the street on the east side of Seymour Street. Ms. Hoese noted that the site is located within the Downtown District, Area L1; the New Yaletown sub-area. The Policy endorses high density residential development with limited commercial uses.

The rezoning application requests an increase in density and height beyond that permitted under the current zoning. The proposal is for 21,300 square feet of non-profit retail and office space in the lower four storeys of the building, 55,000 square feet of non-market housing in the upper eleven storeys (81 units) and two levels of underground parking accessed from the lane. Ms. Hoese remarked that provision of affordable housing is a high Council priority. Most recently, 2011, Council endorsed the Housing and Homelessness Strategy which includes strategic directions to increase of the supply of affordable housing. As well the proposal is subject to the Green Building Policy, which requires that rezoning commit to achieving a minimum of LEED™ Gold, with specific emphasis on optimized energy performance.

Anita Molaro, Development Planner, further described the proposal and described the context for the surrounding area. Across the street is Emery Barnes Park as well as a senior centre and a number of residential buildings. Chateau Granville Hotel is across the lane. The proposed site is considered a small site under the current provisions, which means the zoning would limit any development to a maximum height of 70 feet and an FSR of 3.0. However the zoning also permits low cost housing/social housing where the density could be increased to 5.0 FSR and a height of 120 feet. A density bonus provision to increase the density beyond the 5.0 FSR to accommodate public and/or social amenities such as social services centres is also permitted. Through the rezoning an increase in density is being requested to 8.72 FSR of which 2.36 FSR is for replacing the existing social service facilities on the site. Ms. Molaro added that many attributes of the proposal could be managed through a development permit process, however, the increase in height to 150 feet is something the Development Permit Board cannot relax and therefore the application requires a rezoning for the additional height.

The project consists of 81 residential units plus support/amenity space. The first floors consists of the social service agency, level 5 through 15 is the residential dwelling units. The ground floor has to accommodate two entries along its frontages; residential and social services entry along with retail related activities directly associated with the social service centre programs.

Ms. Molaro described the architectural plans noting that the façade expression adjacent to other sites should have the upper part of the massing articulated (above 70 feet) through spatial separation and an animated façade so as not to create a blank party wall condition. The building orientation has also been developed to address the highly visible nature of the site. Given the lower scaled buildings and the goal of achieving a high degree of articulation on the exposed facades on this prominent street, the objective was avoiding high blank walls with limited articulation. The applicant has proposed a strategy where they have provided a modest setback for a portion of the façade. The other variation from the guidelines is that there is a rear yard setback of 30 feet above the 708 foot upper massing.

The roofs are accessible for the residents and an outdoor space is provided off the level 7 floor amenity area.

Advice from the Panel on this application is sought on the following:

- does the panel support the urban design response developed for this site:
 - tower form, massing, height (150 feet) and density (8.72 FSR);
 - building's relationship/response to existing, proposed and future development;
 - public realm interface, open space design and landscape treatments;
 - LEED Gold/Sustainability strategies.

Ms. Hoesel and Ms. Molaro took questions from the Panel.

- Applicant's Introductory Comments: Alan Endall, Architect, further described the proposal noting the form of the building was governed by the Downtown South Design Guidelines. As it is a tight site they had to compensate for the loss of space with the south setback and have pushed the envelope out by three feet on the west property line on the lane side. They wanted to leave the exterior simple so the only articulation has to do with introducing some vertical cladding elements at the lower office levels. The residential floors have a more horizontal expression. They are planning on using the same materials on all four sides of the building. Detailing and texture are from sustainability considerations with elements that have to do energy requirements. On the southeast and northwest faces, they are introducing some vertical solar shading devices with small Juliette balconies. They are greening all the roof areas with an extensive green roof on the upper most roof and solar collectors. To provide visibility inside the building, the corner stair has some animation and an interconnection between levels. They are proposing a LEED™ Gold building.

Gerry Eckford, Landscape Architect, described the landscaping plans noting that along Helmcken Street there is a reasonable set back with some existing trees. They are planning to have a more open space in front of the grocery store area. They are trying to add a ribbon expression as a paving band similar to the Dr. Peter Centre which has a red graphic for their ribbon. On Level 4 there is a small terrace for outdoor seating and on Level 7 there is a small amenity space with a playhouse element and a seating area. At one end they are proposing a library for borrowing books and storing children's toys.

The applicant team took questions from the Panel.

- Panel's Consensus on Key Aspects Needing Improvement:
 - Design development with respect to the loading area;
 - Design development to improve the layout of some of the units;
 - Design development to improve the light quality into the north facing units.
- Related Commentary: The Panel supported the proposal and thought it was a competent, well-presented project.

The Panel supported the height, massing and density and thought the zero lot line condition was well handled. The Panel also thought the project related well to existing and future developments. They also thought the public interface was well handled. A

couple of Panel members noted that it was a refreshing change from a podium glass tower and thought the project would add a lot of richness to the street.

The Panel supported the public realm interface and landscape treatments however several Panel members had some concerns regarding the loading area and suggested the applicant have another look. They felt it was a shame that so much corner space was given up to the service bay.

The Panel felt the relationship to the street and the openness that leads into the park worked well. A couple of Panel members had some concerns with some of the unit layouts. As well, a couple of Panel members thought the north facing units wouldn't get a lot of natural light and suggested reviewing the vocabulary.

One Panel member suggested using the money for public art by adding a three dimensional art installation that is relevant between the art and the AIDS community. Another Panel member thought that acknowledging the AIDS ribbon was a terrific addition.

The Panel commended the applicant for a LEED™ Gold project. One Panel member acknowledged the solar panels on the roof but suggested the applicant might need to increase their sustainability strategy to meet the City's green initiative. Another Panel member thought there should be more consideration given to social sustainability and to review the public realm for social interaction.

- Applicant's Response: Mr. Endall said he agreed with the comments regarding the units and that they needed some further work.

* * * *

1107 Seymour Street
FORM OF DEVELOPMENT



VIEW AT CORNER OF SEYMOUR ST. AND HELMCKEN ST.



VIEW FROM HELMCKEN STREET TO SOUTHWEST



VIEW FROM EMERY BARNES PARK LOOKING NORTH

Figure 1: Model Views



Figure 2: Level 1 - Ground Floor

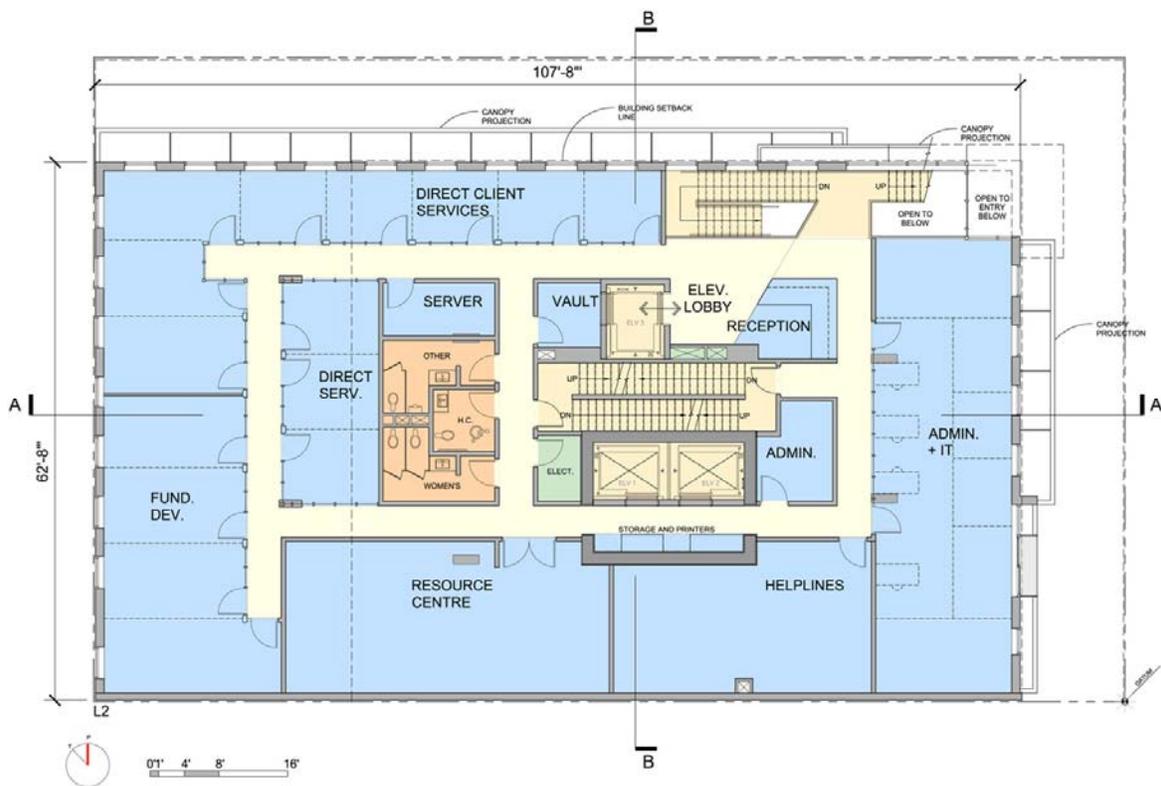


Figure 3: Level 2 - Office Floor



EAST-WEST BUILDING SECTION

NORTH-SOUTH BUILDING SECTION



Figure 4: Building Sections

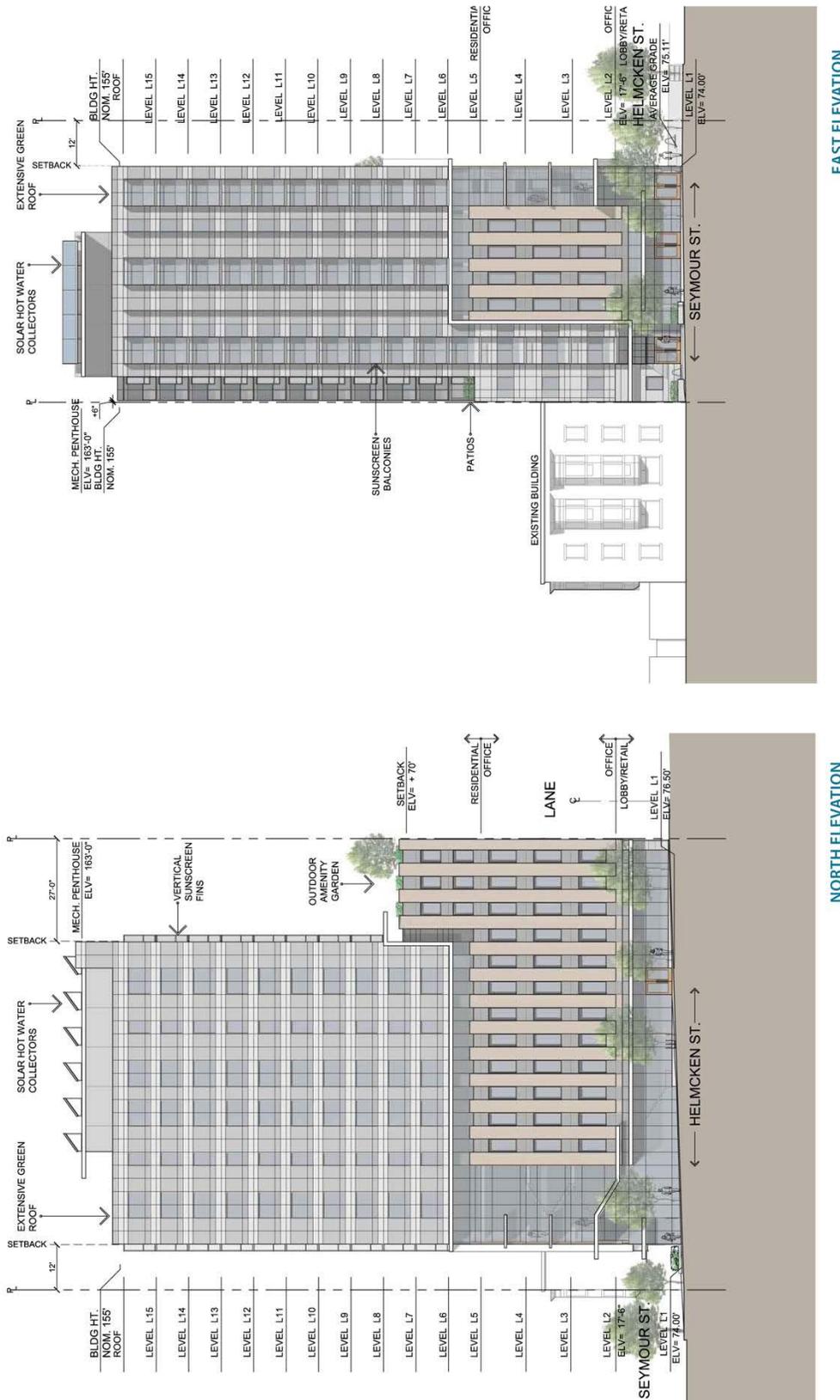


Figure 5: Building Elevations: North and East

1107 Seymour Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 15-storey mixed-use building with 81 units of social housing and four storeys of social service space.

Public Benefit Summary:

The accounting of the public benefit of this building is documented in the report for 1300-1320 Richards Street, as its CAC funds this project.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 9,000 sq. ft.)	5.0	9.22
Buildable Floor Space (sq. ft.)	45,000	82,980
Land Use		

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$17.11/sq. ft.)	256,650	410,640
	DCL (Area Specific)		
	Public Art (\$1.81/sq. ft.)		
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage	N/A	
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$256,650	\$410,640

Other Benefits (non-market and/or STIR components):

81 units of social housing with 40% at the low end of market and 60% targeted at social housing levels.
2,380 m² (25,626 sq. ft.) of social service centre space to be used by non-profit operator.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

1107 Seymour Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1107 Seymour Street
Legal Description	Lots 36, 37 and 38, Block 93, District Lot 541, Plan 210, PIDs:015-482-839,015-482-855 and 015-482-880 respectively
Applicant/Architect	Endall Elliott Associates
Property Owner	Wall Financial Corporation

SITE STATISTICS

AREA	9,000 sq. ft.
------	---------------

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Zoning	DD	CD-1	
Uses	Residential, Institutional, Office, Retail, Cultural	Residential, Institutional, Office, Retail	
Dwelling Units		81	
Dwelling Types		Studio 18 1 bedroom 42 2 bedroom 21	
Floor Space Ratio (FSR)	5.0	9.22	
Floor Area	45,000 sq. ft.	Social Service 24,000 sf Residential 59,000 sf Total 83,000 sf	
Maximum Height	120 ft.	165 ft. (to top of mechanical penthouse)	
Parking Spaces	55	22	A minimum of one parking space for every six dwelling units and for every 400 m ² of social service centre use.
Loading	Class A 1 Class B 1	Class A 1 Class B 1	
Bicycle Spaces	Class A 105 Class B 6	Class A 145 Class B 6	