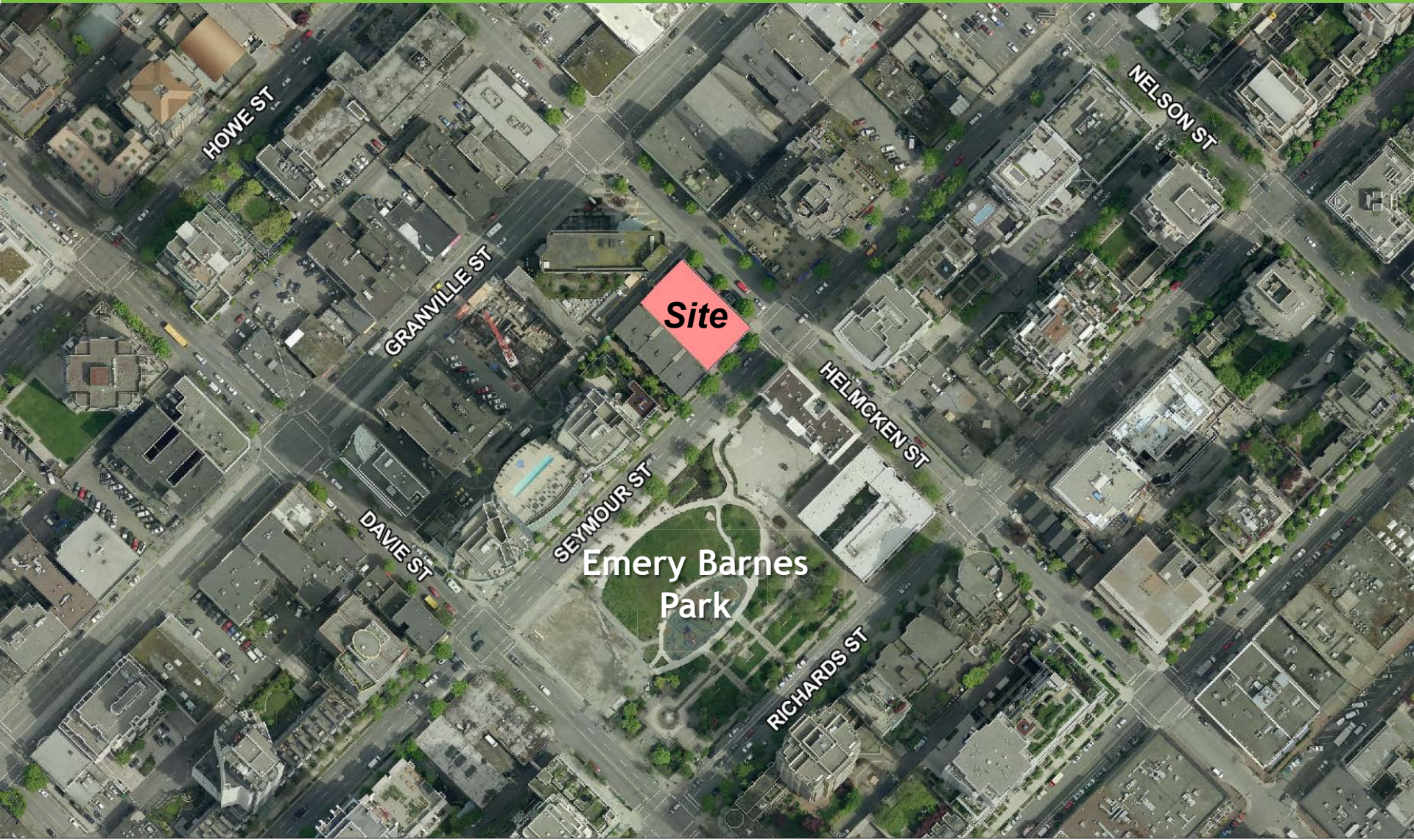




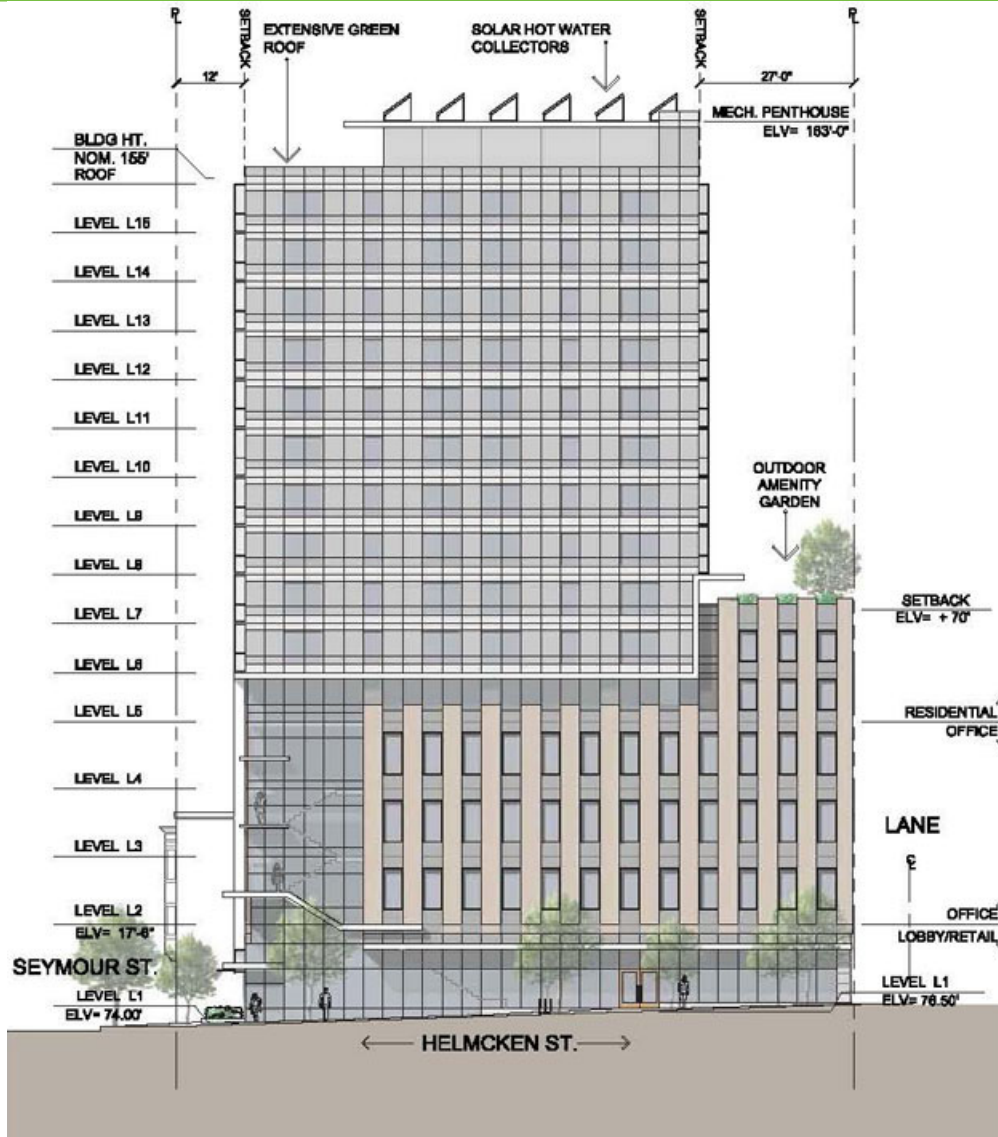
CD-1 Rezoning Application 1107 Seymour Street

Public Hearing
May 15, 2013

Site Context



Proposal

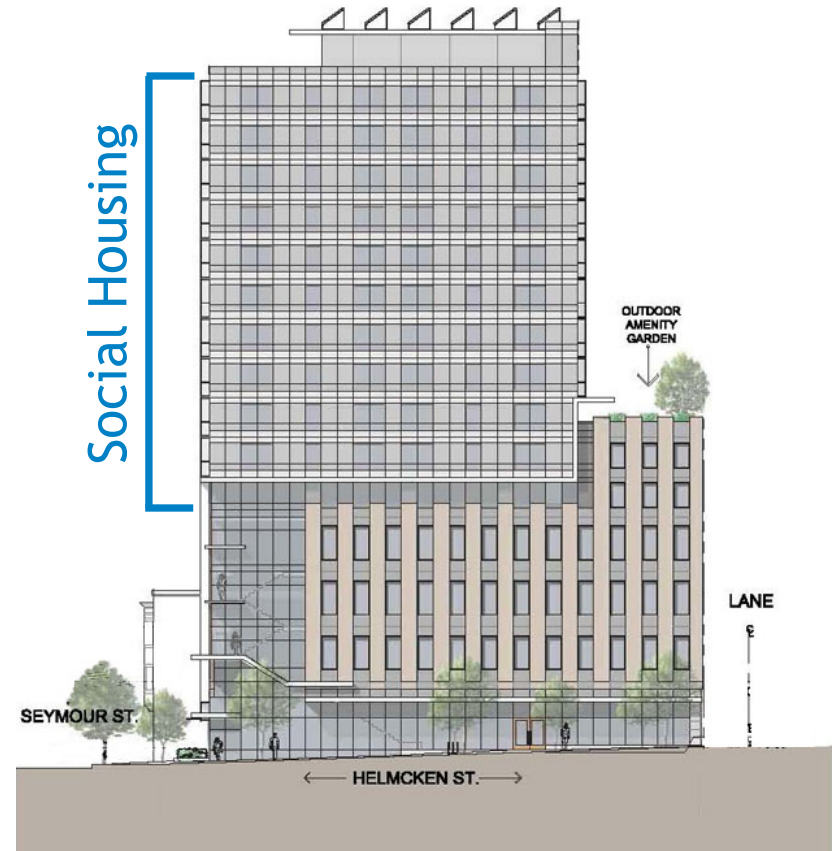


59,000 sq. ft. of
Social Housing

24,000 sq. ft. of
Social Service Space

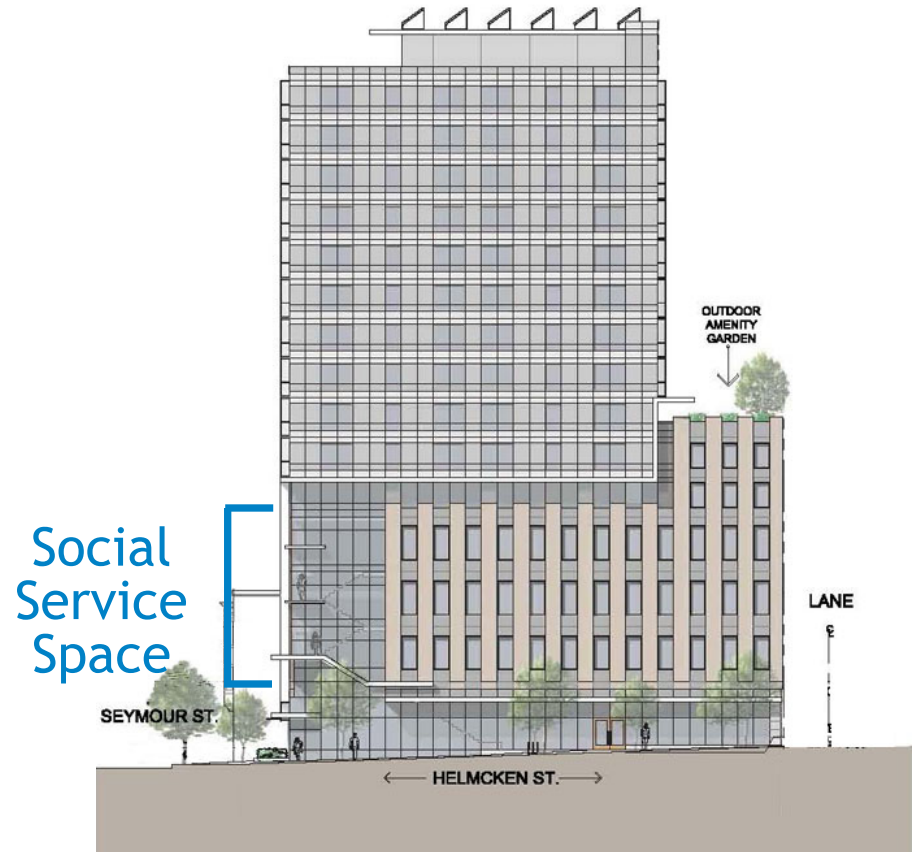
Social Housing

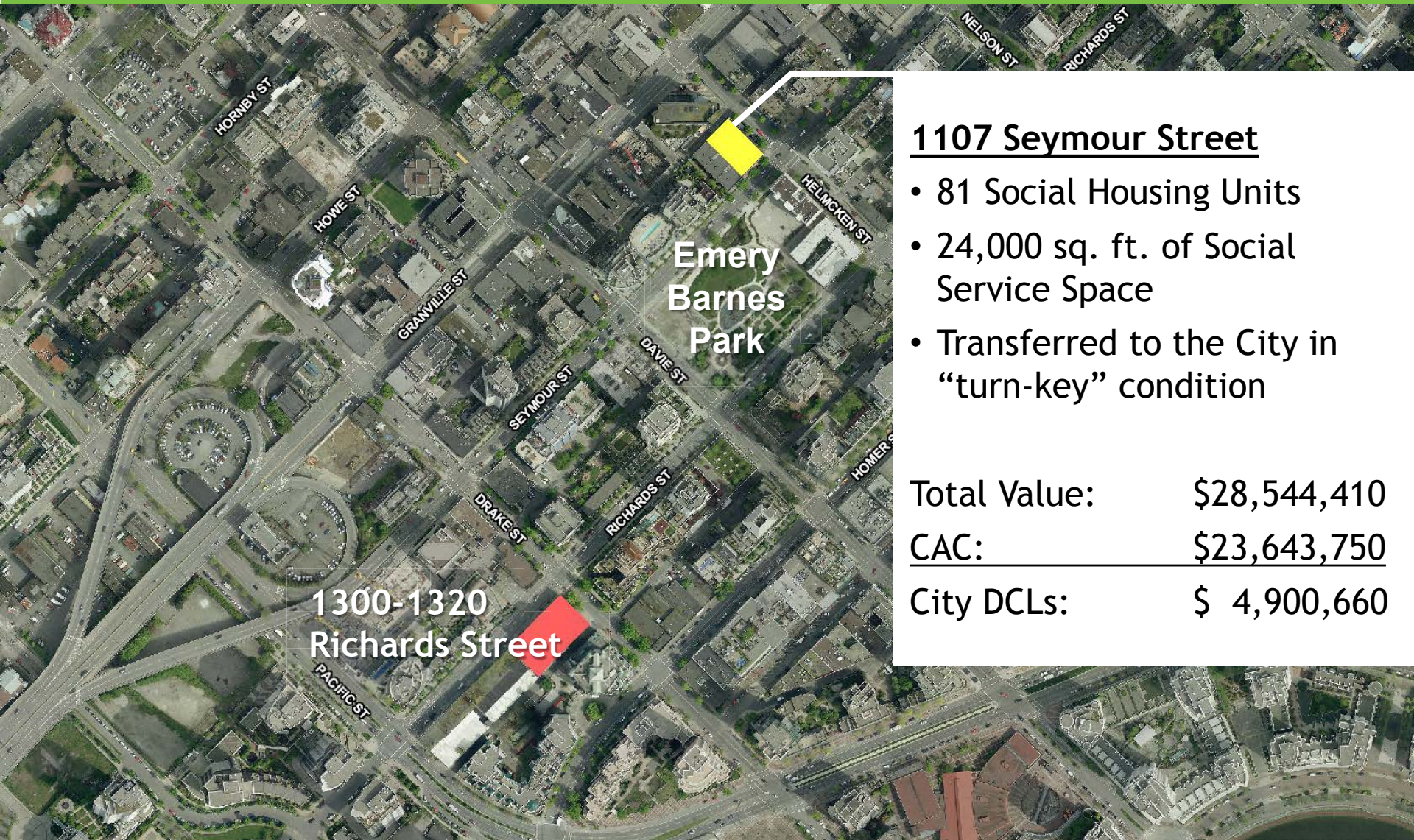
- 81 units of turn-key social housing
- Up to 50% of the units will be affordable to those on social assistance
- Remaining 50% targeted to low end of market and rent geared to income levels based on need



Social Service Space

- 24,000 sq. ft. of social service space
- Staff support Positive Living BC and AIDS Vancouver as returning tenants





1107 Seymour Street

- 81 Social Housing Units
- 24,000 sq. ft. of Social Service Space
- Transferred to the City in “turn-key” condition

Total Value:	\$28,544,410
CAC:	\$23,643,750
City DCLs:	\$ 4,900,660

Emery Barnes Park

1300-1320 Richards Street

HORNBY ST

HOWE ST

GRANVILLE ST

SEYMOUR ST

DAVE ST

DRAKE ST

RICHARDS ST

NELSON ST

RICHARDS ST

HELMICKEN ST

HOMER ST

PACIFIC ST

Downtown South Public Benefits Strategy (1992-2021)

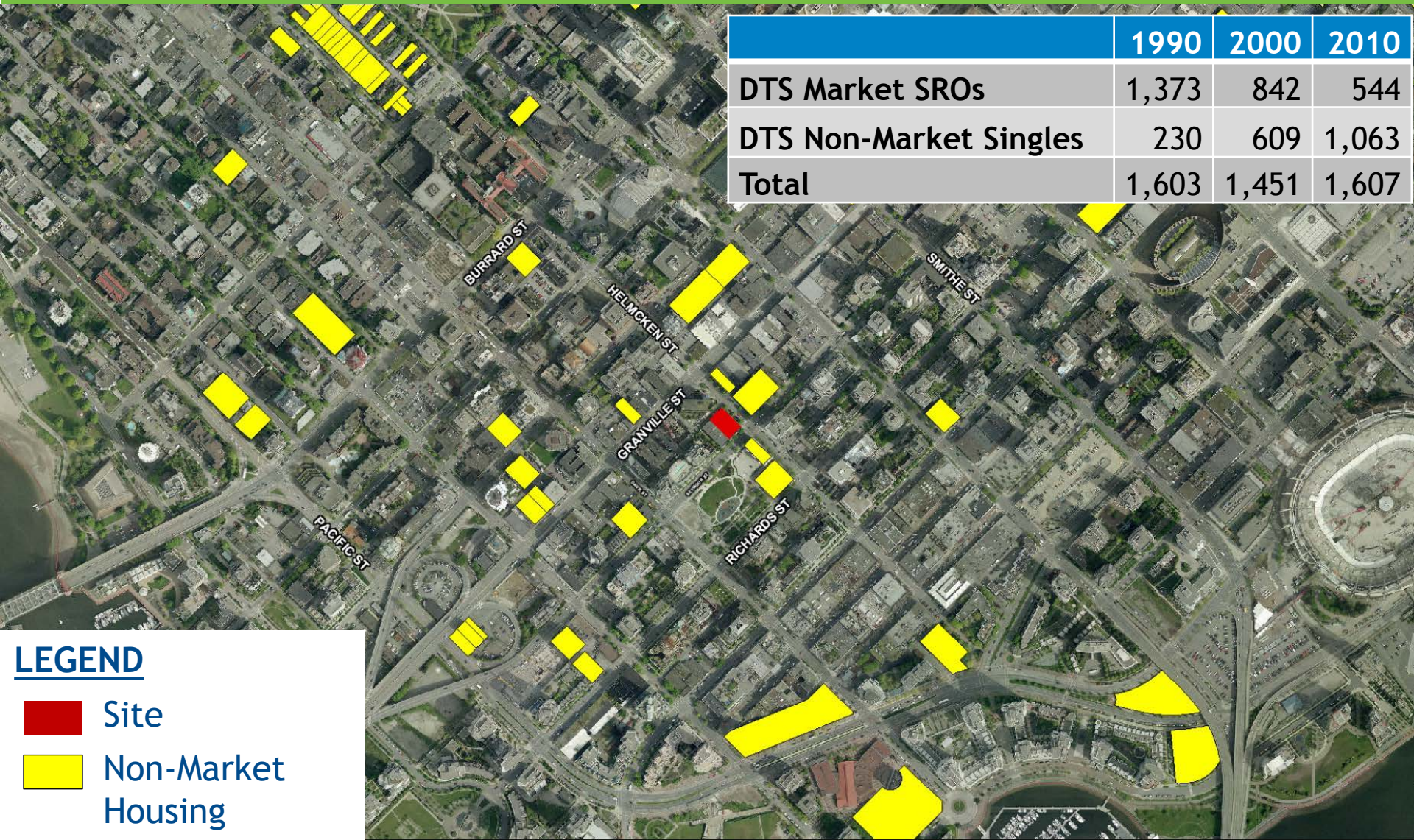
Benefit Area	Total Target	Estimated Amenities Achieved
Housing (42% of DCLs)	1,238 units	1,093 non-market units 88% of target
Parks (38% of DCLs)	1.54 hectares	1.37 hectares 89% of target
Childcare (13% of DCLs)	323 spaces	74 spaces 23% of target
Engineering and Infrastructure (5% of DCLs)	\$6.12 M	\$1.3 M 21% of target

Neighbourhood Feedback

- Support for low-cost social housing and updated space for Positive Living BC and AIDS Vancouver.
- Concern about the concentration of low-income housing and social service offices in the neighbourhood.



Non-Market Housing Locations





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