



POLICY REPORT

Report Date: January 29, 2019
Contact: Karen Hoesse
Contact No.: 604.871.6403
RTS No.: 12964
VanRIMS No.: 08-2000-20
Meeting Date: February 12, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 (164) Text Amendment: 333 Seymour Street

RECOMMENDATION

- A. THAT the application by B+H Architects, on behalf of 675158 British Columbia Ltd. (PCI Development), to amend CD-1 (164) By-law No. 5810 for 333 Seymour Street [*PID: 006-974-848, Lot A, Block 14, District Lot 541, Plan 20201*] to increase the permitted maximum floor area from 16,194.3 sq. m to 18,442.4 sq. m be referred to a public hearing, together with:
- (i) plans prepared by B+H Architects, received September 28, 2018;
 - (ii) draft by-law amendments generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at public hearing.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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.

REPORT SUMMARY

This report assesses an application to amend the CD-1 (164) By-law for 333 Seymour Street. The CD-1 By-law permits a floor space ratio (FSR) of 11.17, or 16,194.3 sq. m (174,320 sq. ft.) for all uses combined. This text amendment proposes to increase the maximum floor area to 18,442.4 sq. m (198,514 sq. ft.) and the FSR to 12.73. This would allow for additional office floor area on levels zero, one and two; updated fitness amenities and retail floor space; improvements to the public realm at grade; and a public bike share station at the lane. No change to the previously approved height, form of development, or land use is proposed.

Staff recommend that the application be referred to a public hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (164) By-law No. 5810, enacted August 21, 1984 (last amended 2017)
- Downtown Official Development Plan (1975)
- Metro Core Jobs and Economy Land Use Plan (2007)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)

REPORT

Background/Context

The subject site is comprised of one legal parcel at the northeast corner of Seymour and Cordova Streets. Existing development on the site includes a 15-storey mixed-use office building with commercial uses at grade. This CD-1 site was rezoned from Downtown District (DD) to CD-1 (164) in 1984. The CD-1 included two sub-areas: sub-area A, at 601 West Hastings Street, and sub-area B, across the lane to the north. Sub-area B includes the office building at 333 Seymour Street that is the subject of this application.

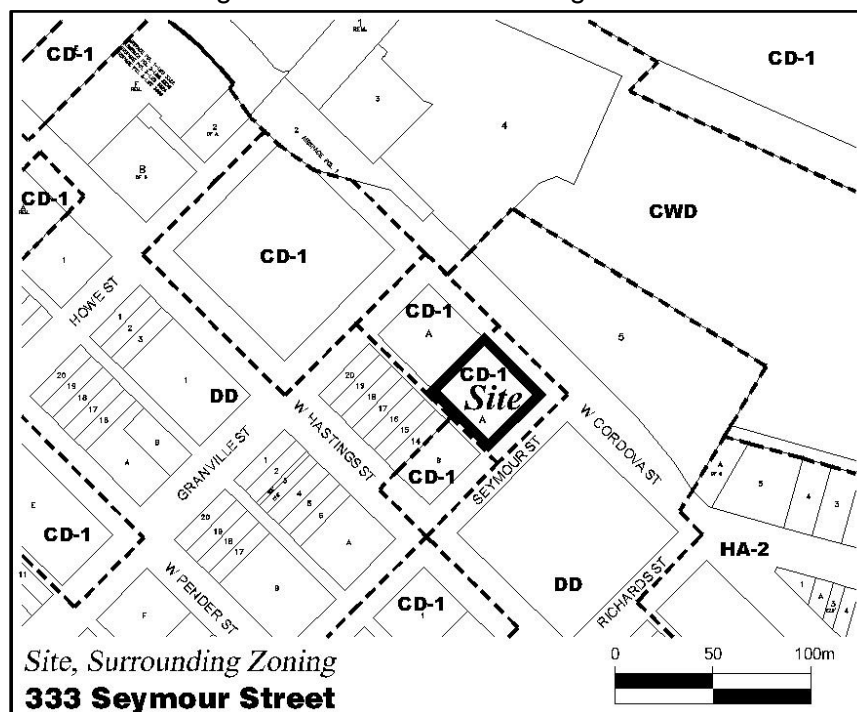
In September 2014, Council approved the rezoning of sub-area A (601 West Hastings Street), to permit a new 25-storey office building. It resulted in a new CD-1 (666) at 601 West Hastings Street and the existing CD-1 (164) was amended to include only the provisions that apply to 333 Seymour Street.

The CD-1 (164) currently allows for office, retail-service and other uses, with a maximum floor area of 16,194.3 sq. m (174,320 sq. ft.). Floor area in ancillary facilities may be excluded from

the maximum floor area provided that the excluded area does not exceed 929.03 sq. m (10,000 sq. ft.) in total. As part of the current application review, the existing building's floor area was measured using present-day methods and is confirmed to be 17,144 sq. m (184,543 sq. ft.), which is 950.07 sq. m. (10,223 sq. ft.) greater than what the CD-1 By-law permits. This difference is likely attributable to changes in how floor area exclusions are calculated.

The surrounding zoning is Area "B" of the Downtown District, with land use regulated by the Downtown Official Development Plan (DODP). Area "B" forms a key part of the CBD, which is the primary business and cultural district for Vancouver and the focal point of the region's transportation system. To ensure continued economic vitality and competitiveness of this centre of commerce, policy in the CBD prioritizes commercial uses and increased job space, and also encourages the rezoning of commercial sites to maximize their job space potential. This application for an increase in permitted office floor space within the City's CBD aligns with the intent of these policies.

Figure 1: Site and surrounding context



Strategic Analysis

1. Proposal

The application proposes to amend CD-1 (164) to increase the permitted FSR from 11.17 to 12.73 and the maximum floor area from 16,194.33 sq. m (174,320 sq. ft.) to 18,442.4 sq. m (198,514 sq. ft.). Proposed on levels zero, one and two within the existing building is additional retail at grade, additional office area in the podium and updated fitness amenities for the building's occupants. The additional office floor area will provide additional employment space and improve the functionality of the building, particularly with regard to its amenity areas.

Disused double-height squash-court space will be put to better use. A total of 1,298.2 sq. m (13,971 sq. ft.) additional office and retail floor area is proposed (see Figure 2).

Figure 2: Previously approved, existing and proposed floor area

| | Approved CD-1 | Existing | Proposed | Difference between existing vs. proposed |
|-------------------|--|--|--|--|
| Floor Area | <u>Office and Retail:</u> 16,194.3 sq. m (174,320 sq. ft.) | <u>Office and Retail:</u> 17,144.4 sq. m (184,543.0 sq. ft.) | <u>Office and Retail:</u> 18,442.4 sq. m (198,514 sq. ft.) | <u>Office and Retail:</u> + 1,298.2 sq. m (13,971 sq. ft.) |
| | <u>Amenity:</u> 929.03 sq. m (10,000 sq. ft.) | <u>Amenity:</u> 748.9 sq. m (8,061 sq. ft.) | <u>Amenity:</u> 664.3 sq. m (7,150 sq. ft.) | <u>Amenity:</u> - 84.6 sq. m (911 sq. ft.) |

Changes to the ground floor include an extension of the building envelope on the Seymour Street frontage to allow for additional retail space and additional office floor area with access from Cordova Street.

Staff support the conversion of floor area previously dedicated to amenity and circulatory space into usable office floor area, resulting in a net increase in active employment space. This is supported by the *Metro Core Jobs and Economy Land Use Plan*, which identifies Area B as an employment area. The changes proposed in this application and the modest increase in office space does not significantly change the mix of uses or previously approved form of development within the building.

Staff also propose to update the CD-1 By-law by removing residential as a permitted use. Residential was removed from Areas A, B, C1 and F in 2008 after adoption of the *Metro Core Jobs and Economy Land Use Plan*, however the existing CD-1 By-laws in the CBD were not amended at that time. While residential use has been in CD-1 (164) since its creation in 1984, housing has never been approved for this site.

2. Form of Development

To accommodate the additional floor area and to update the base of the existing tower, a series of glass cubes are proposed.

The proposal retains the existing office lobby entry with the addition of a vestibule. It also reconfigures the retail space and adds an office unit at level zero. Design development is sought to address the reduction of the existing open space and improve the interface with the public realm in-keeping with the character of the area.

The building base expression is meant to evolve and reflect a more current technological and workplace image. Design development is required to improve the compatibility with the existing building.

Staff have concluded that, based on the proposed built form and massing, the overall proposal is generally consistent with the objectives of the applicable policies. Staff support the proposed form of development, subject to the conditions of approval noted in Appendix B.

3. Parking and Transportation

Parking and loading for the proposal are to be in accordance with the Parking By-law. Under its current provisions a minimum of 1 space per 145 sq. m. gross floor area is required. The existing parking facility currently has a total of 119 parking spaces (117 standard plus 2 accessible spaces). The parking is proposed to be reduced to 99 spaces to provide a parking connection to the underground parkade of the new office tower being constructed at 601 West Hastings Street.

As per Section 4.1.13 (b) of the City of Vancouver Parking By-law any additions, alterations or change in use to an existing building that would, in total, result in an increase of less than 10% of the number of spaces required for the originally constructed building before any addition, alteration or change in use, the required number of off-street parking spaces need not be provided. Given the shortfall of parking is less than 10%, no additional spaces are required.

The application also proposes a public bike share station on the south-west corner of the site at the lane to satisfy a rezoning enactment requirement for 601 West Hastings. End-of-Trip facilities that are planned for the adjacent 601 West Hastings development are proposed to be shared with the patrons at 333 Seymour Street, along with upgrades to the current amenity spaces in 333 Seymour Street.

PUBLIC INPUT

Rezoning information signs were installed on the site on September 13, 2018. Notification and application information were provided on the City of Vancouver Rezoning webpage (vancouver.ca/rezoning). No public feedback in response to this rezoning application has been received.

Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed net increase in floor area of 1,298.2 sq. m (13,971 sq. ft.), from the existing floor area of 17,144 sq. m (184,543 sq. ft.) to 18,442.2 sq. m (198,514 sq. ft.). Based on the Commercial rates in effect as of September 30, 2018, a total DCL of approximately \$274,111 is anticipated.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The Public Art Policy for Rezoning Development requires that rezonings involving a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As this application entails an increase in floor area that is less than the floor area requirement, no public art contribution is required.

Community Amenity Contribution (CAC) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. In Downtown, the interim commercial linkage target is \$15 per sq. ft. for all commercial-only applications, except those proposing stratified commercial space and those for which the Rezoning Policy for Large Sustainable Developments applies. For this expansion project, strata-titling is not being proposed. The commercial linkage target is applied to the net new floor area being added of 1,298.2 sq. m (13,971 sq. ft.) which equates to a contribution of \$209,565. Staff recommend that the offering be accepted and that it be allocated in accordance with the Council direction for commercial linkage contributions, that is to toward funding of childcare facilities and/or affordable housing in and around the Metro Core.

When the commercial linkage target is applied to a rezoning, a covenant is typically required to be registered on the title of the rezoned property specifying that the development not be subdivided into commercial strata lots. In the case of this application, where the minor alterations and expansions affect only the lower street-fronting levels of an existing office building, staff do not recommend a covenant. In principle, such a covenant should only apply to the expansion floor space on which the commercial linkage contribution is calculated. It is not practical or desirable to place a no-strata covenant on a small portion of the building.

Financial Implications

The site is within the City-wide DCL district. It is anticipated that the project will generate approximately \$274,111 in additional DCLs.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$209,565 to be allocated towards childcare and affordable housing in and around the Metro Core. No public art contribution is anticipated as part of the application.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

CONCLUSION

Assessment of this text amendment application has concluded that the proposed increase in floor area is supported as it allows for an increase in usable job space within the CBD and an enhanced public realm. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with the draft amending by-law as generally set out in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix C, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

333 Seymour Street
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (164) By-LAW NO. 5810

Note: An By-law to amend CD-1 (164) By-law No. 10872 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. In section 2(a), Council strikes out “residential”.
2. Council strikes out section 3, and substitutes:

“3 Floor Area

- 3.1 The maximum floor area for all uses must not exceed 18 442.4 m².
- 3.2 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.
- 3.3 Computation of floor area must exclude:
 - (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) 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.
- 3.4 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - (a) amenity areas, except that the total exclusion must not exceed 929 m² .
 - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 3.5 The use of floor area excluded under sections 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.”

* * * * *

**333 Seymour Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by B+H Architects, received August 29, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1. Design development to improve the open space at grade by:
 - (a) Setting back the face of the exterior curtain wall of the retail facing Seymour Street to align it with the face of the existing office tower main lobby entry.
 - (b) Setting back the vestibule to integrate it within the office tower main lobby.
 - (c) Increasing the overall public realm and sidewalk width on Cordova Street, where possible.
 - (d) Providing a robust landscape concept and design.

Note to Applicant: The intent of this condition is to ensure that useful and sufficient open space for high pedestrian traffic is provided. Therefore, the proposed increase in FSR is highly unlikely to be attainable.

2. Design development to improve the character of the proposal to harmonize with the existing building.

Note to Applicant: Components such as the existing columns are definite elements of the building that reinforce its verticality and character. Any alteration should include its consistent (shape and materiality) treatment from top to bottom of the building.

3. Design development to improve circulation at grade.

Note to Applicant: Access to offices should not be comingled with commercial uses.

4. Design development to ensure mechanical roof top units are not visible from the north side of Cordova St. and do not impact adjacent developments.

Crime Prevention through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regard for:
 - (a) Theft in the underground parking.
 - (b) Break and enter.
 - (c) Mischief in alcoves off the lane.

Engineering

6. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
7. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual, section 02596, and Encroachment By-law No. 4243, section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
8. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
9. Please place the following statement on the landscape plan; This plan is "*NOT FOR CONSTRUCTION*" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "*For Construction*" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Building Code

10. The project is considered a vertical addition and requires Part 11 upgrades accordingly. The required levels of upgrading for the existing building are: A4, F4, S4, N4 and E5. All new work shall comply with the Vancouver Building By-law edition applicable at time of building permit submission.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

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

1. Amend Explanatory Plan EPP78016 in the Public Bike Share SRW Agreement (CA6 723121-28) to reflect the new dimensions for the Public Bike Share space requirement for 601 West Hastings.
2. Provision of a Services Agreement to detail the on-site and off-site works and service 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 provided. No development permit for the site will be issued until the security for the services is provided.
 - a. 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
 - b. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
 - c. Provision of a new curb ramp on the SE and SW corners of Seymour Street and Cordova Street as per City standard. This work may require the relocation of a pole for the pedestrian walk/don't walk indicators.
 - d. Provision of new light broom-finish saw-cut concrete sidewalk to replace any existing damaged portion of sidewalk adjacent the site or any new damage to the sidewalk caused by this development.

- e. Provision of funding towards signal modifications at Seymour Street and Cordova Street, including an accessible pedestrian signal (APS) and LED lighting. Provision of the APS would require relocation of the fire hydrant on the SW corner of Seymour Street and Cordova Street.
- f. Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- 3. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Commercial Linkage Contribution

- 4. Pay to the City a contribution of \$209,565 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$209,565 is to be allocated toward funding of childcare facilities and/or affordable housing in and around the Metro Core area.

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.

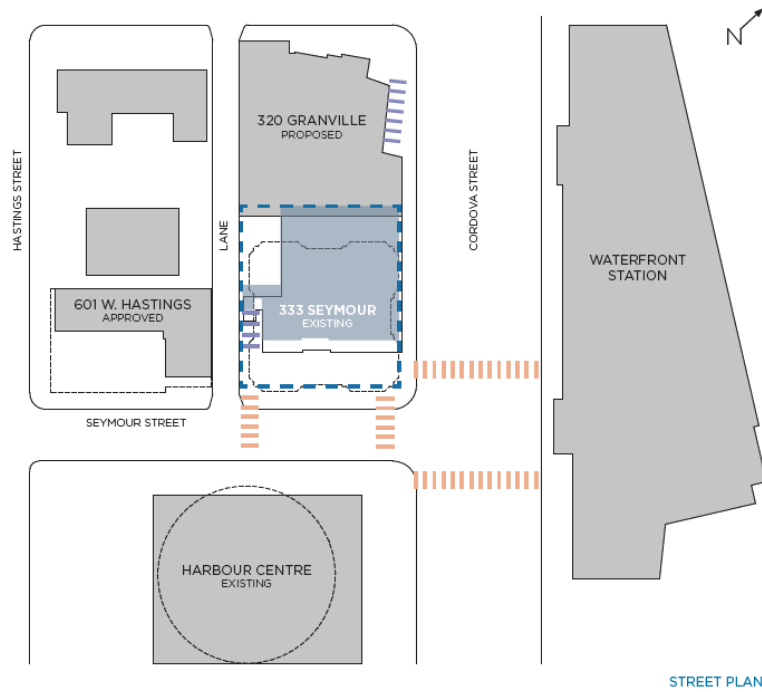
The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a

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.

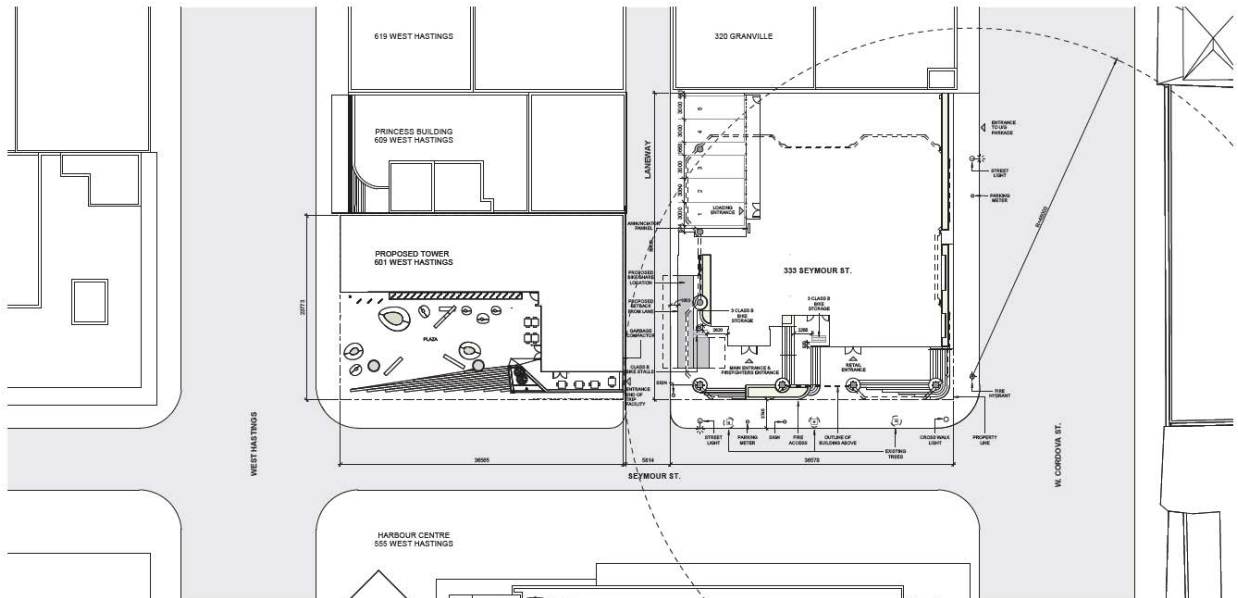
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333 Seymour Street FORM OF DEVELOPMENT

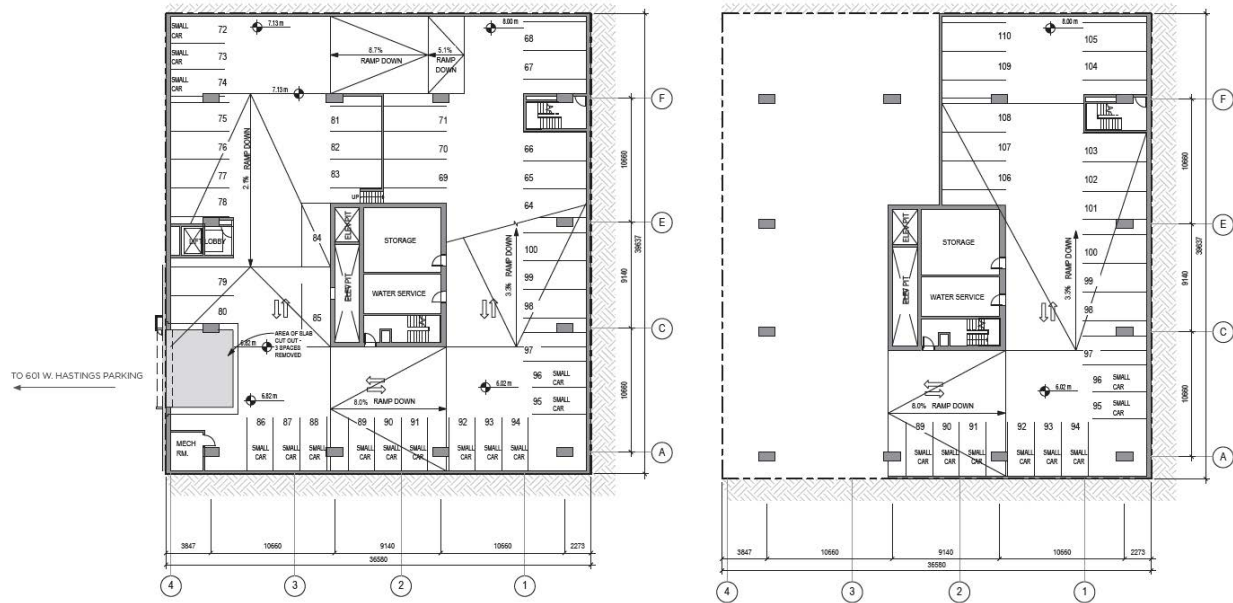
Street Plan



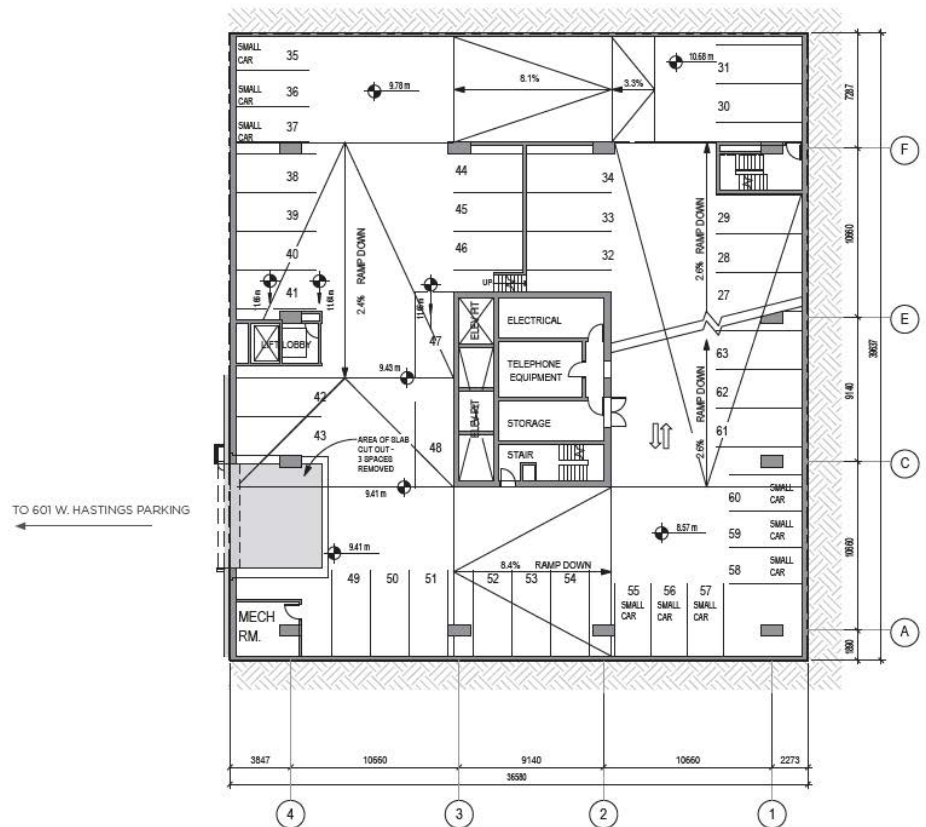
Site Plan



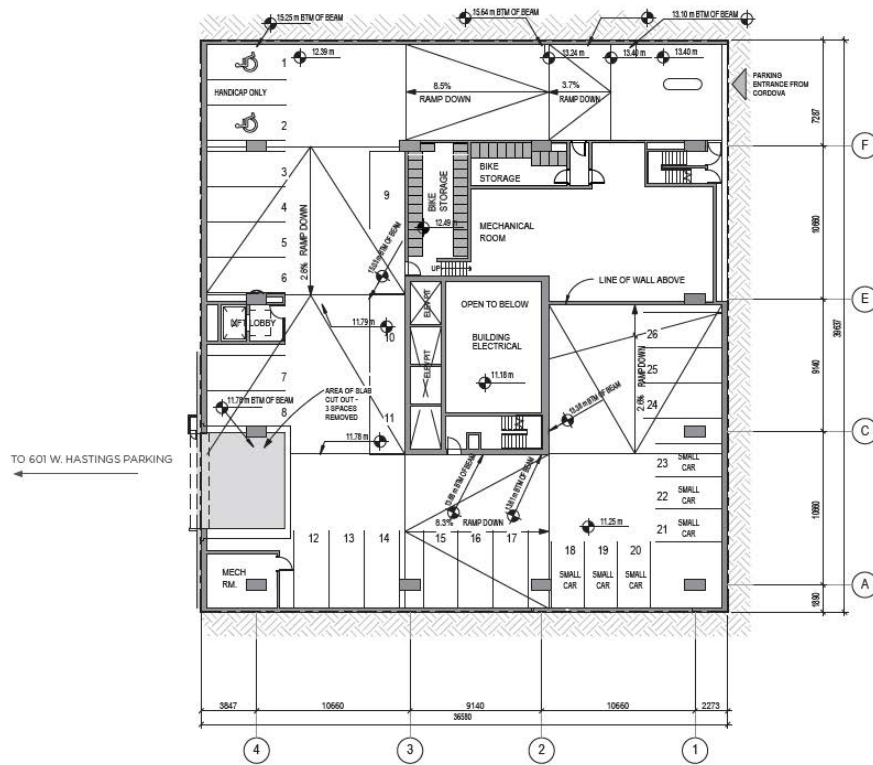
Floor Plan – Parking Levels



EXISTING - PLAN LEVEL p3/p4

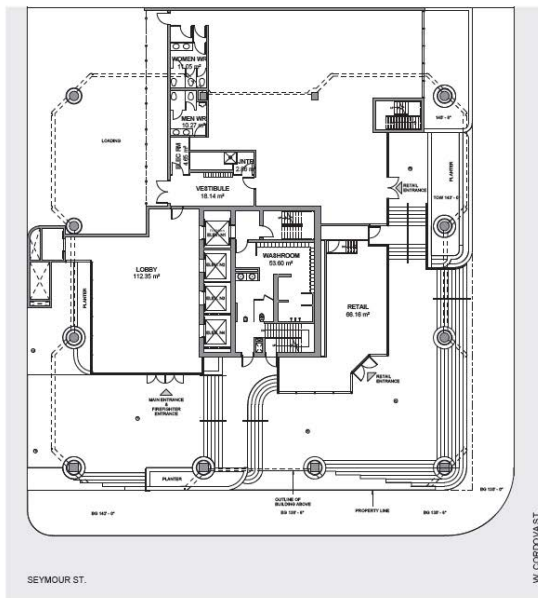


EXISTING - PLAN LEVEL p2

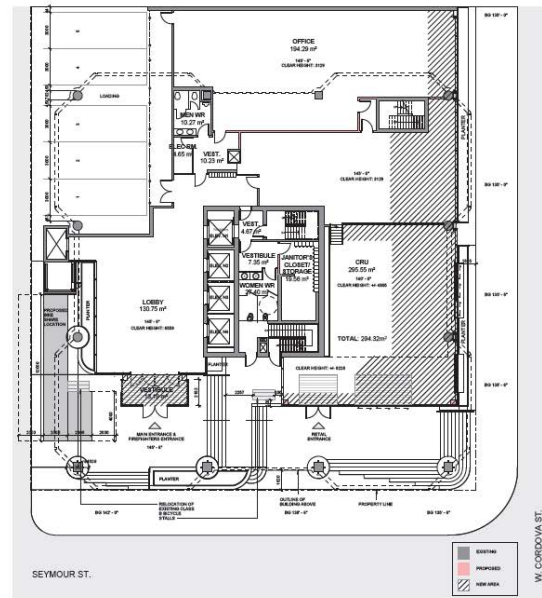


EXISTING - PLAN LEVEL P1

Floor Plan – Ground Plan



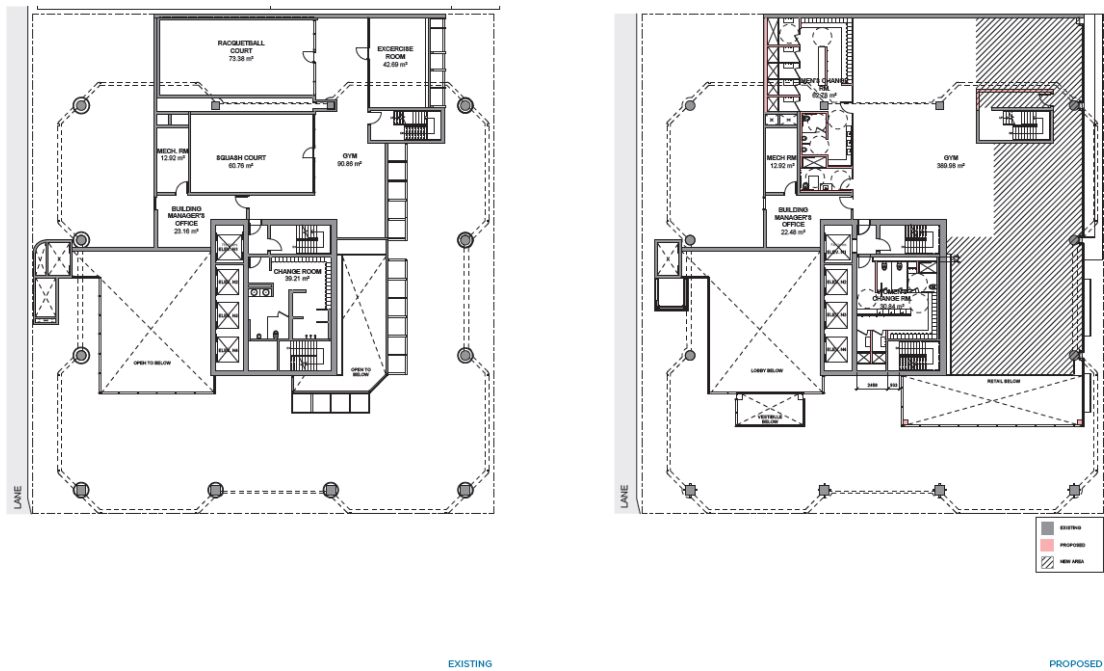
EXISTING



PROPOSED

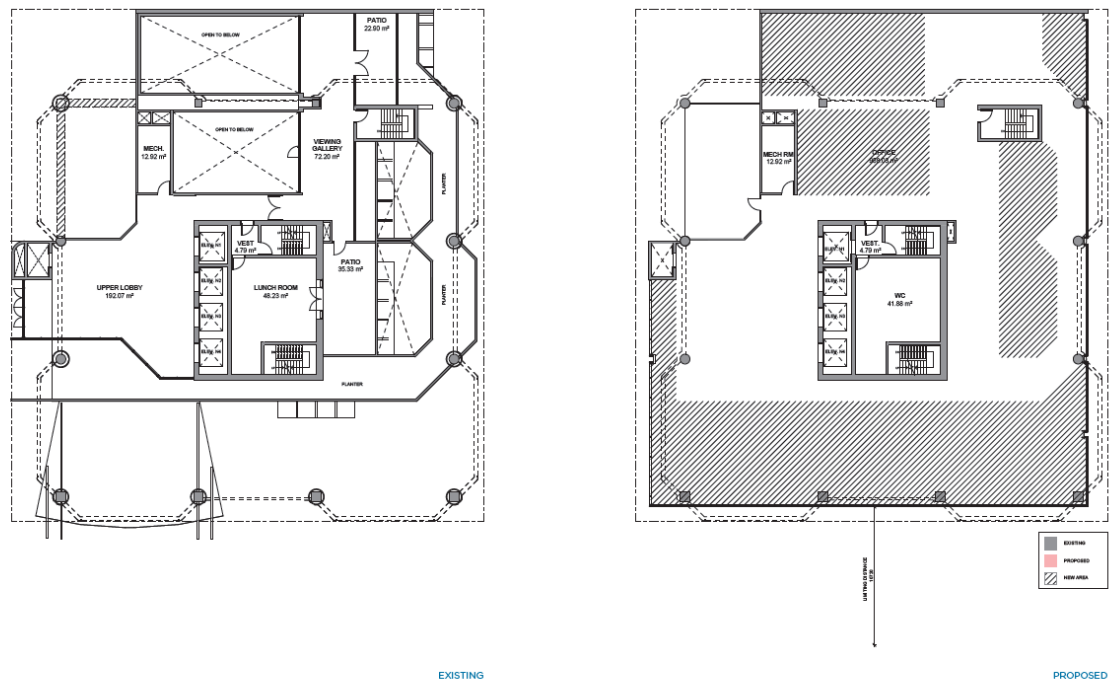
PLAN LEVEL O

Floor Plan – Level 1



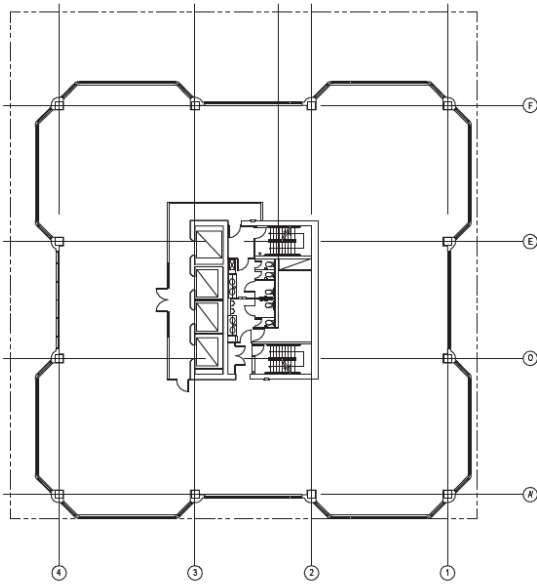
PLAN LEVEL 1

Floor Plan – Level 2

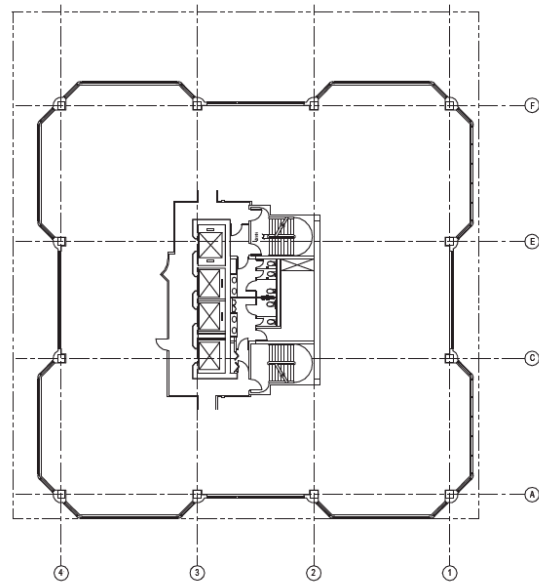


PLAN LEVEL 2

Floor Plans – Levels 13-16



EXISTING - LEVEL 3 TO 11

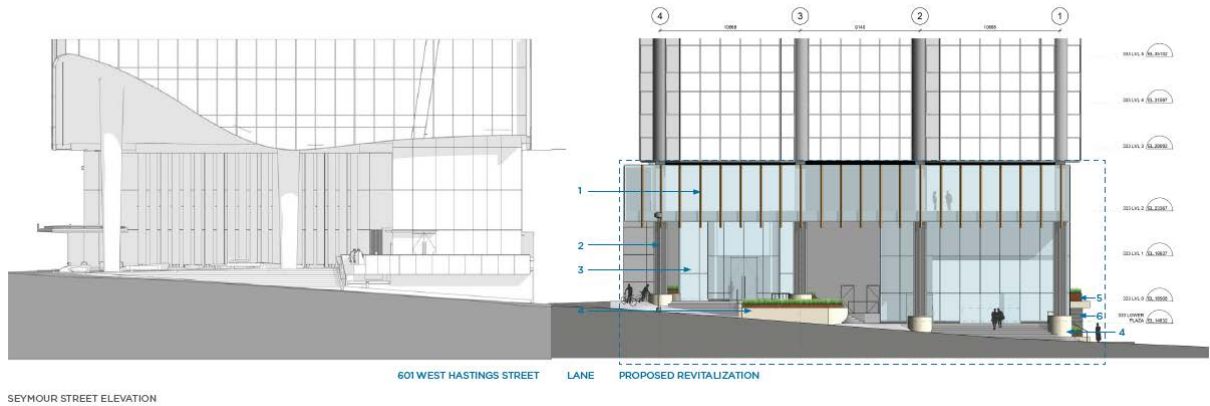


EXISTING - LEVEL 12 TO 16

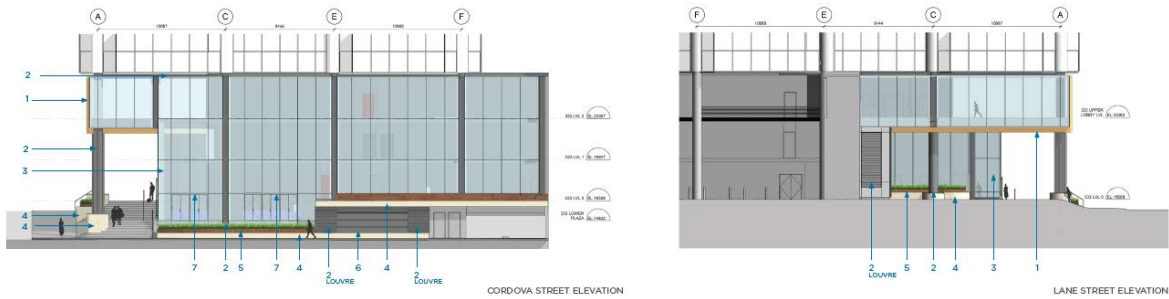
EXISTING - PLAN LEVELS 3-16

Seymour Street Elevation

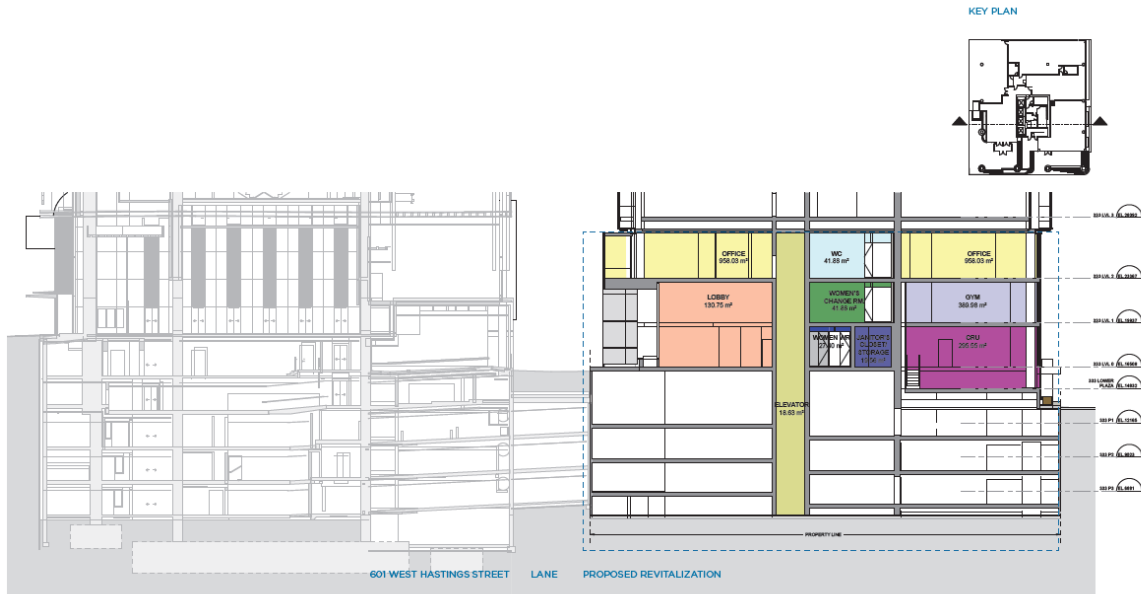
- MATERIALS
- 1 LONGBOARD WOODGRAIN
 - 2 CHARCOAL METAL PANEL
 - 3 FRITTED GLAS
 - 4 STONE (BUFF COLOUR)
 - 5 CORTEN PLANTER
 - 6 STONE (GREY COLOUR)
 - 7 BRUSHED STAINLESS STEEL



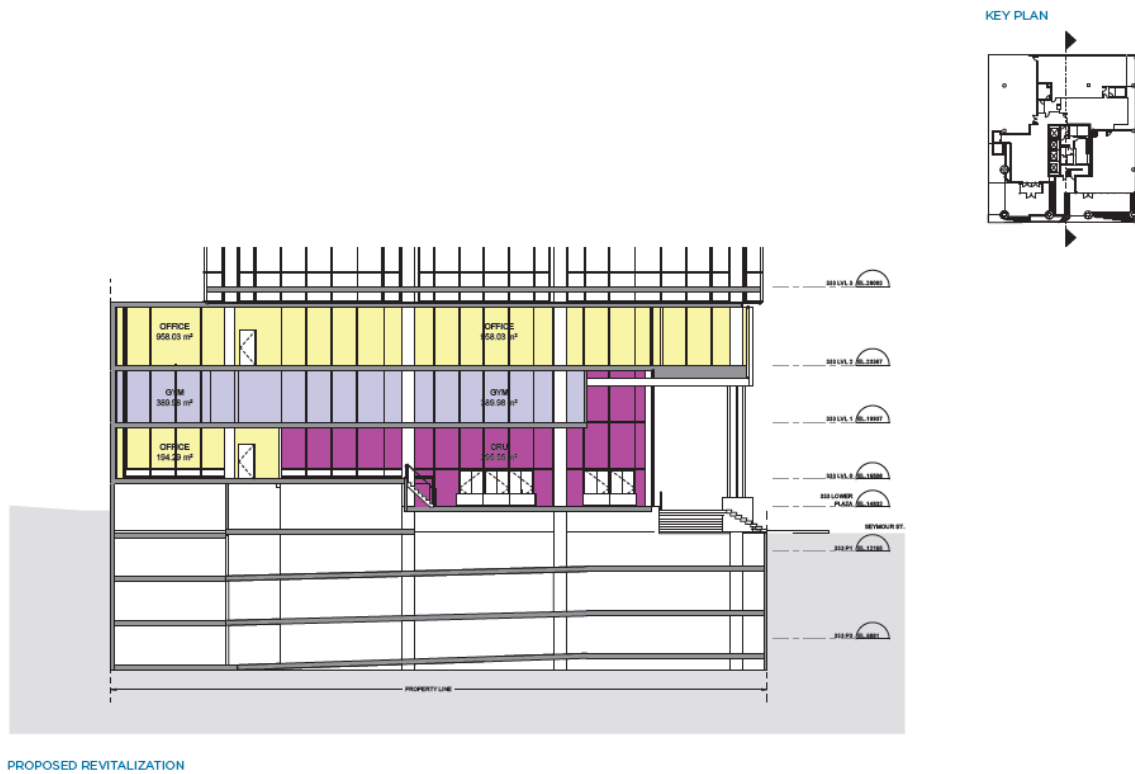
Cordova Street and Lane Elevations



Seymour Street Section



Cordova Street Section



Rendering



333 Seymour Street PUBLIC BENEFITS SUMMARY

Project Summary:

Text amendment to increase the overall allowable floor area from 11.17 FSR to 12.73 FSR

Public Benefit Summary: DCL and CAC contribution.

| | Current Zoning | Proposed Zoning |
|--|------------------------------------|-----------------|
| Zoning District | CD-1 | Amended CD-1 |
| FSR (site area = 1,450 sq. m / 15,599 sq. ft.) | 11.17 | 12.73 |
| Floor Area (sq. ft.) | 174,320 permitted 184,543 built | 198,514 |
| Land Use | Mixed-use | Mixed-use |

| Public Benefit Statistics | | Value if built under Current Zoning (\$) | Value if amendments approved (\$) |
|--------------------------------|------------------------------------|---|--------------------------------------|
| Required ¹ | City-wide DCL ^{2,3} | | \$203,697 |
| | City-wide Utilities DCL | | \$70,414 |
| | DCL (Area Specific) | | |
| | Public Art (\$1.98 per sq. ft.) | | |
| | 20% Social Housing | | |
| Other Public Benefits Offered | Heritage | | |
| | Childcare Facilities | | |
| | Cultural Facilities | | |
| | Green Transportation/Public Realm | | |
| | Housing (e.g. supportive, seniors) | | |
| | Parks and Public Spaces | | |
| | Social/Community Facilities | | |
| | Unallocated | | \$209,565 |
| | Other | | |
| TOTAL VALUE OF PUBLIC BENEFITS | | | \$483,676 |

¹ DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of instream rate protection, see the City's DCL Bulletin for details.

333 Seymour Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

| | |
|---------------------------------|---|
| Address | 333 Seymour Street |
| Legal Descriptions | PID: 006-974-848, Lot A, Block 14, District Lot 541, Plan 20201 |
| Applicant/Architect | B+H Architects |
| Developer/Property Owner | PCI Development / 675158 British Columbia Ltd |

Site Statistics

| | |
|------------------|------------------------------|
| Site Area | 1,450 sq. m (15,599 sq. ft.) |
|------------------|------------------------------|

Development Statistics

| | Development Permitted Under Existing Zoning | | Proposed |
|--------------------------------|--|---|--|
| Zoning | CD-1 (164) | | Amended CD-1 (164) |
| Uses | Retail, Commercial, Office, Hotel, Residential, Light Industrial, Institutional, Cultural and Recreational Uses and Accessory Uses | | No change |
| Floor Space Ratio (FSR) | 11.17 | | 12.73 |
| Floor Area | <p>Approved CD-1:</p> <p>Office and Retail: 16,194.3 sq. m (174,320 sq. ft.)</p> <p>Amenity: 929.03 sq. m (10,000 sq. ft.)</p> | <p>Existing:</p> <p>Office and Retail: 17,144.4 sq. m (184,543.0 sq. ft.)</p> <p>Amenity: 748.9 sq. m (8,061 sq. ft.)</p> | <p>Office and Retail: 18,442.4 sq. m (198,514 sq. ft.)</p> <p>Amenity: 664.3 sq. m (7,150 sq. ft.)</p> |
| Parking Spaces | 119 | | 99 |