

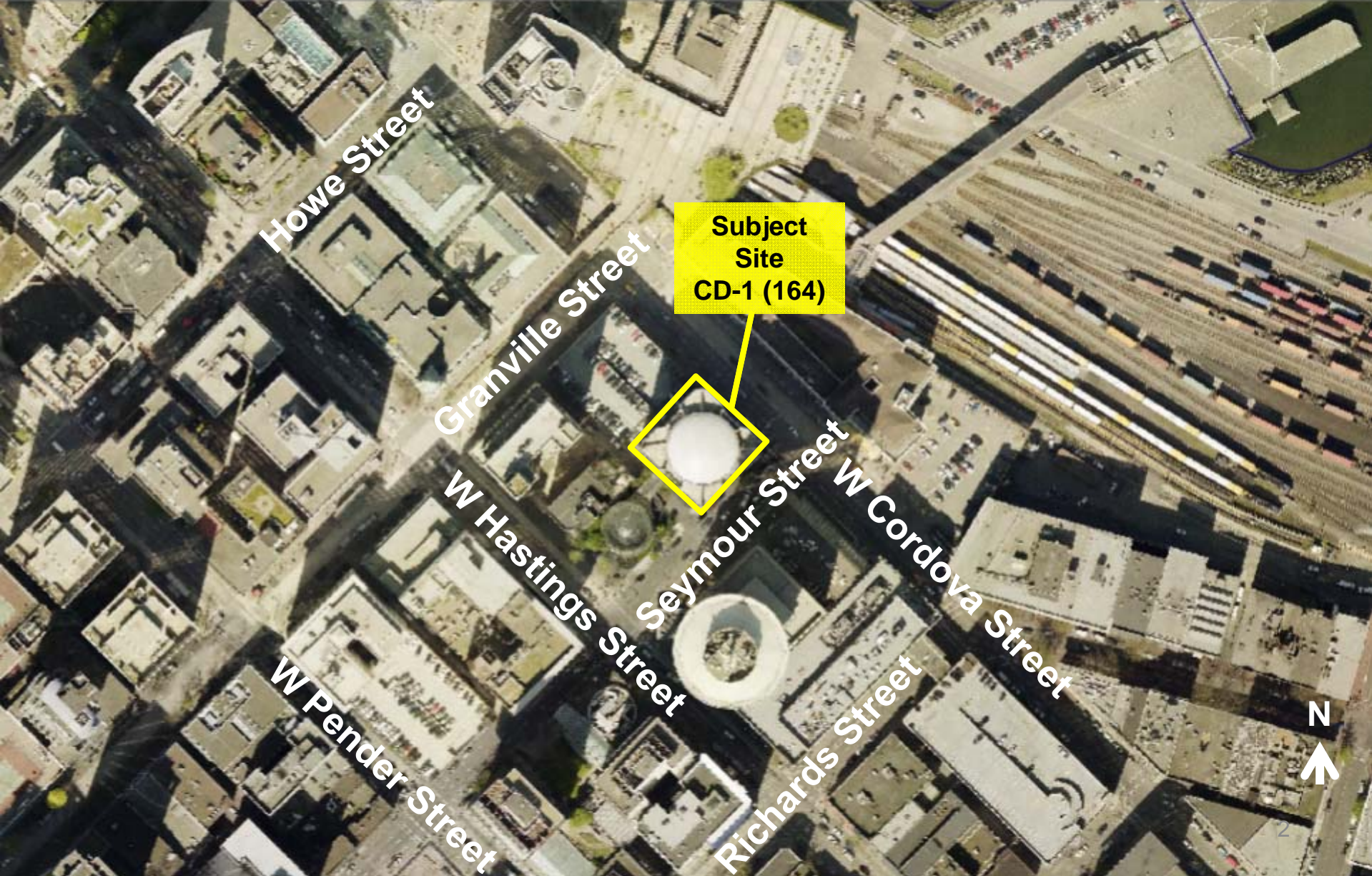
CD-1: Text Amendment

333 Seymour Street

Public Hearing – March 12, 2019



Site and Context



Proposal Overview



Area of proposed amendment

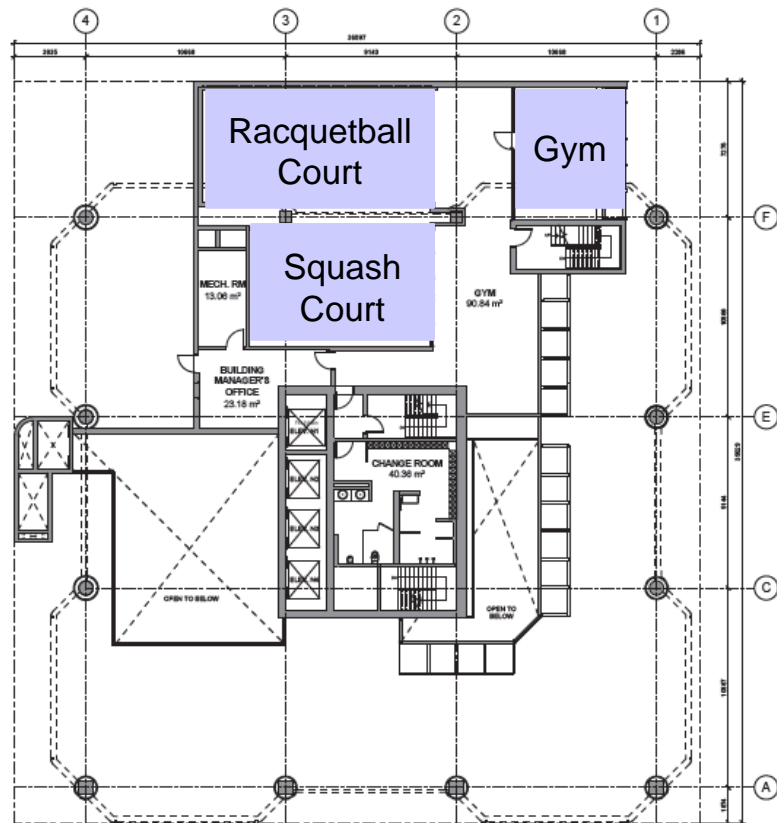
Proposal

- Floor Area: additional 1,298.2 sq. m (13,971 sq. ft.) office and retail
- Density: 12.73 FSR
- Overall height and massing: no change



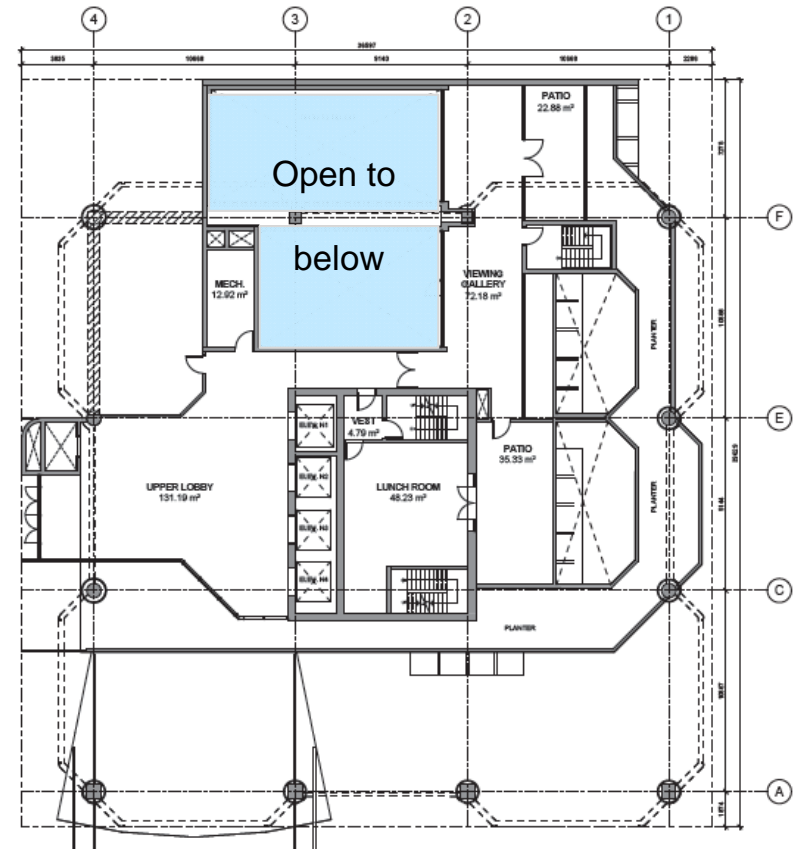
Existing Floor Plans

Second floor



Seymour Street

Third floor



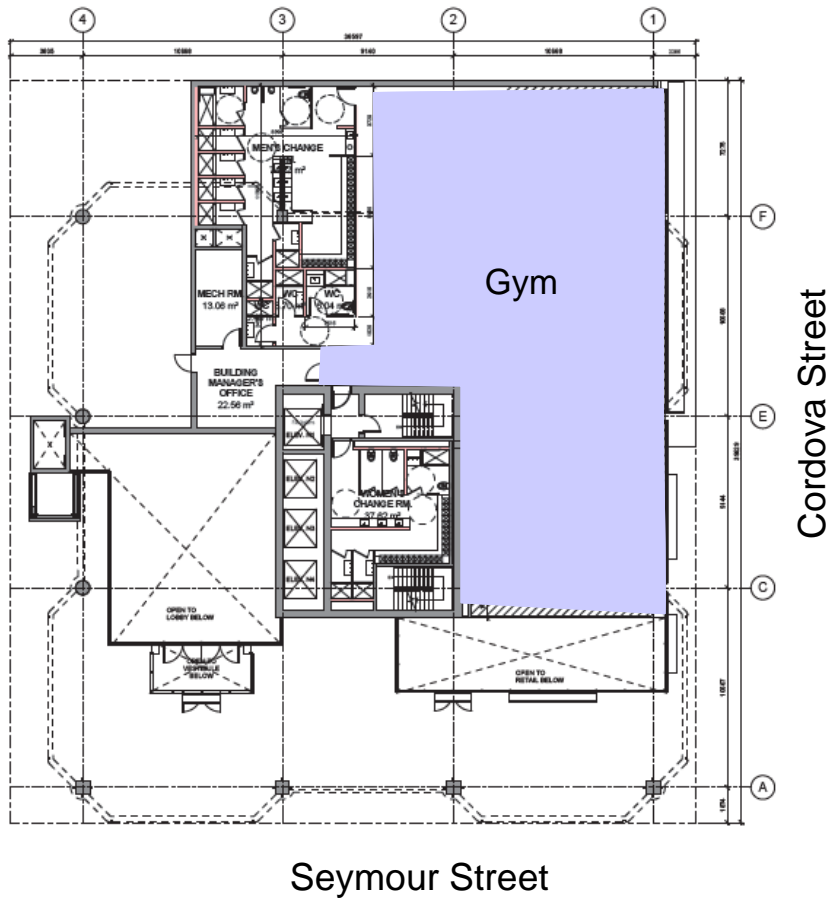
Seymour Street

Cordova Street

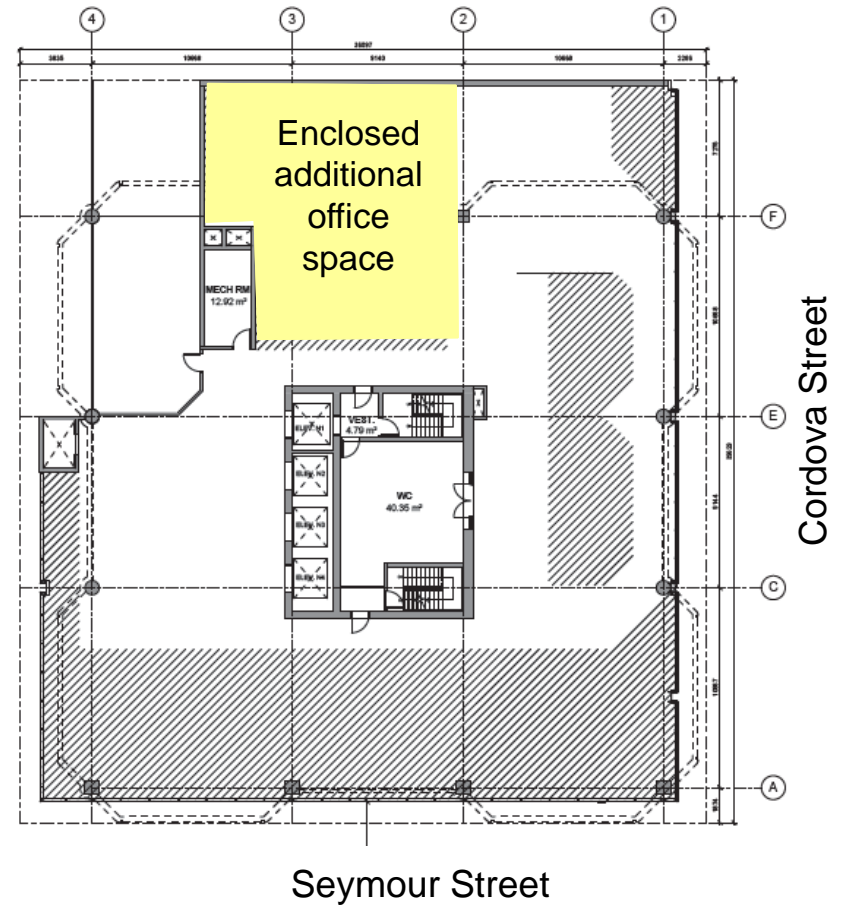
Cordova Street

Proposed Floor Plans

Second floor



Third floor



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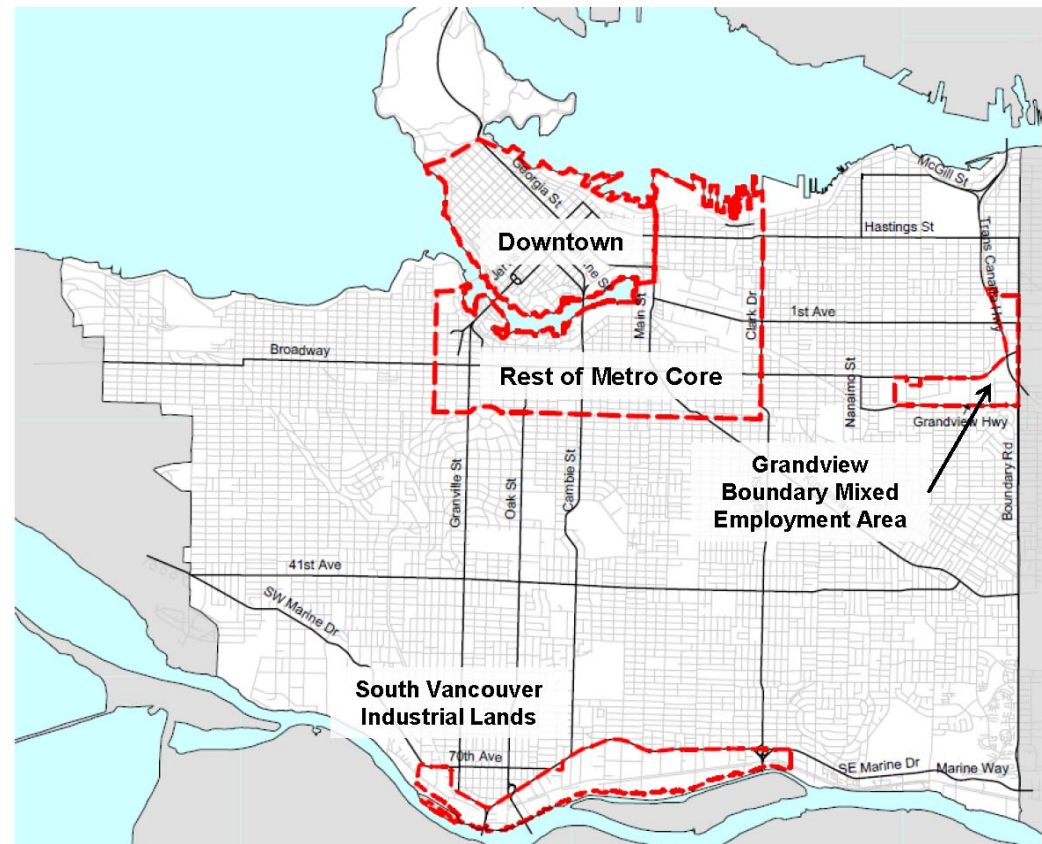
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this are for internal use only, pls do not post
slides beyond this point

Public Benefits

Community Amenity Contribution (CAC)

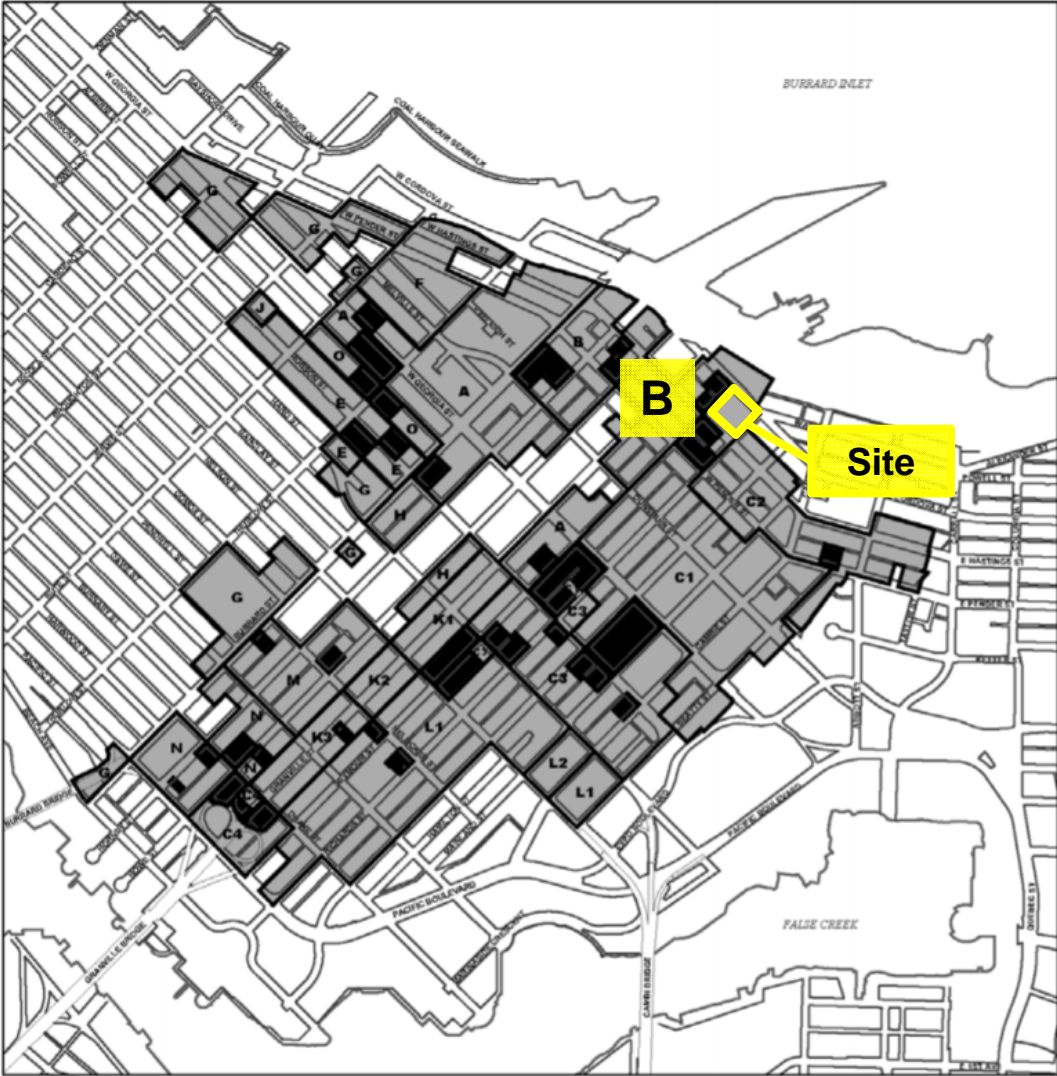
- **Commercial Linkage Target CAC:** \$15 per sq. ft.
- **Floor Area Increase:** 13,971 sq. ft.
- **CAC:** \$209,565

Development Cost Levies (DCLs): \$274,111



Areas affected by commercial CAC policy

City Policy



Downtown District Zoning Areas
 CD-1: Area not zoned DD



50c

City of Vancouver Land Use and Development Policies and Guidelines
Community Services, 433 W. 12th Ave Vancouver, BC V6Z 1Y4 W 604.873.7344 Fax 604.873.7000
 planning@vancouver.ca

**REZONING POLICY FOR THE
 CENTRAL BUSINESS DISTRICT (CBD) AND
 CBD SHOULDER: (AREAS A, B, C1 & F
 AND AREAS C3 & H)**

Adopted by City Council on June 16, 2009

1 Application and Intent

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space.

This policy requires that new development is non-residential use and also stipulates the conditions by which market residential uses may be permitted, in very limited instances, to achieve public objectives.

Proposals under this policy will adhere to policies and guidelines related to the Downtown Official Development Plan (DODP) and other relevant Council-approved policies, while providing additional opportunities to strengthen the commercial character of the area.

June 2009