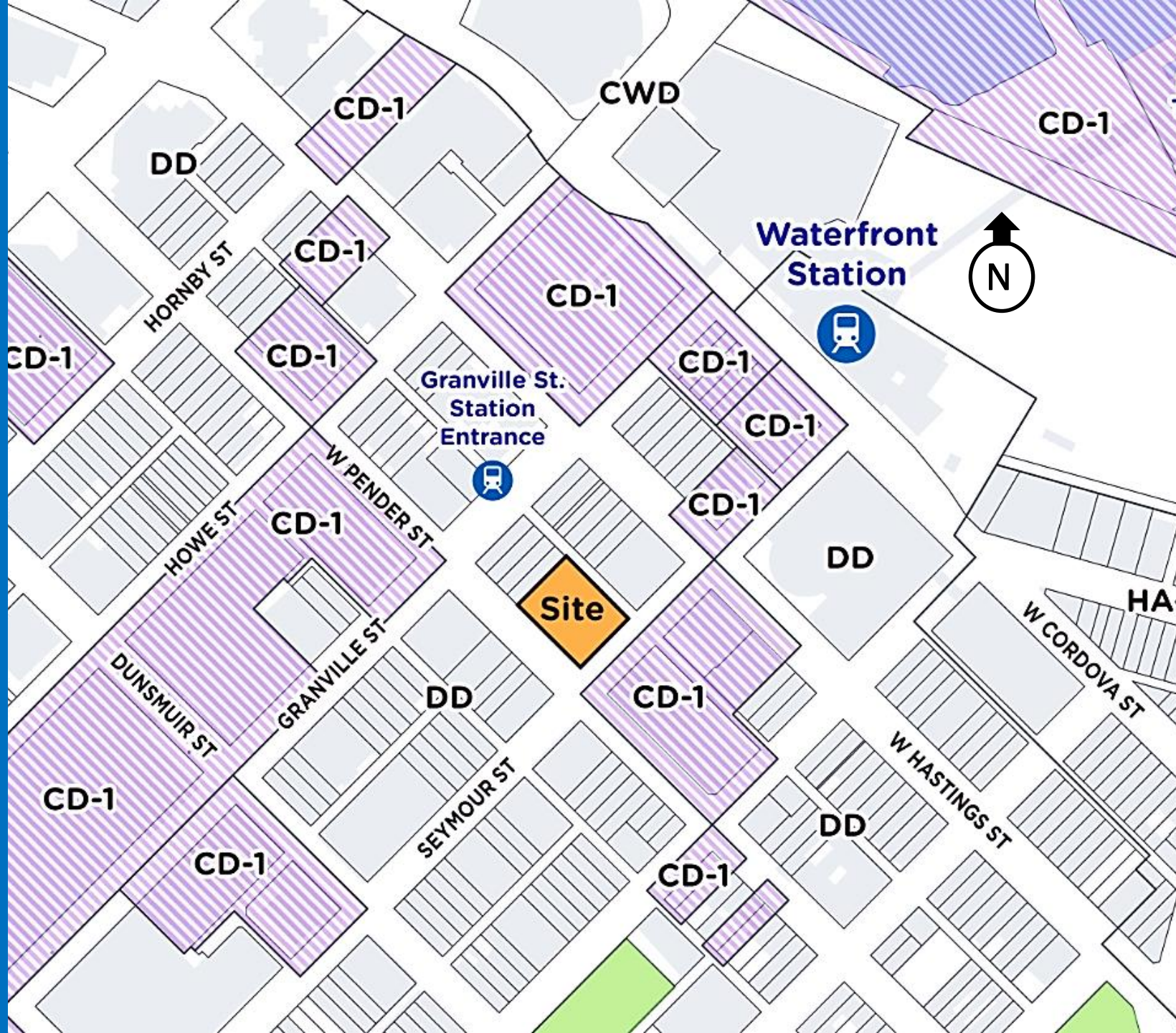


# CD-1 Rezoning: 443 Seymour Street

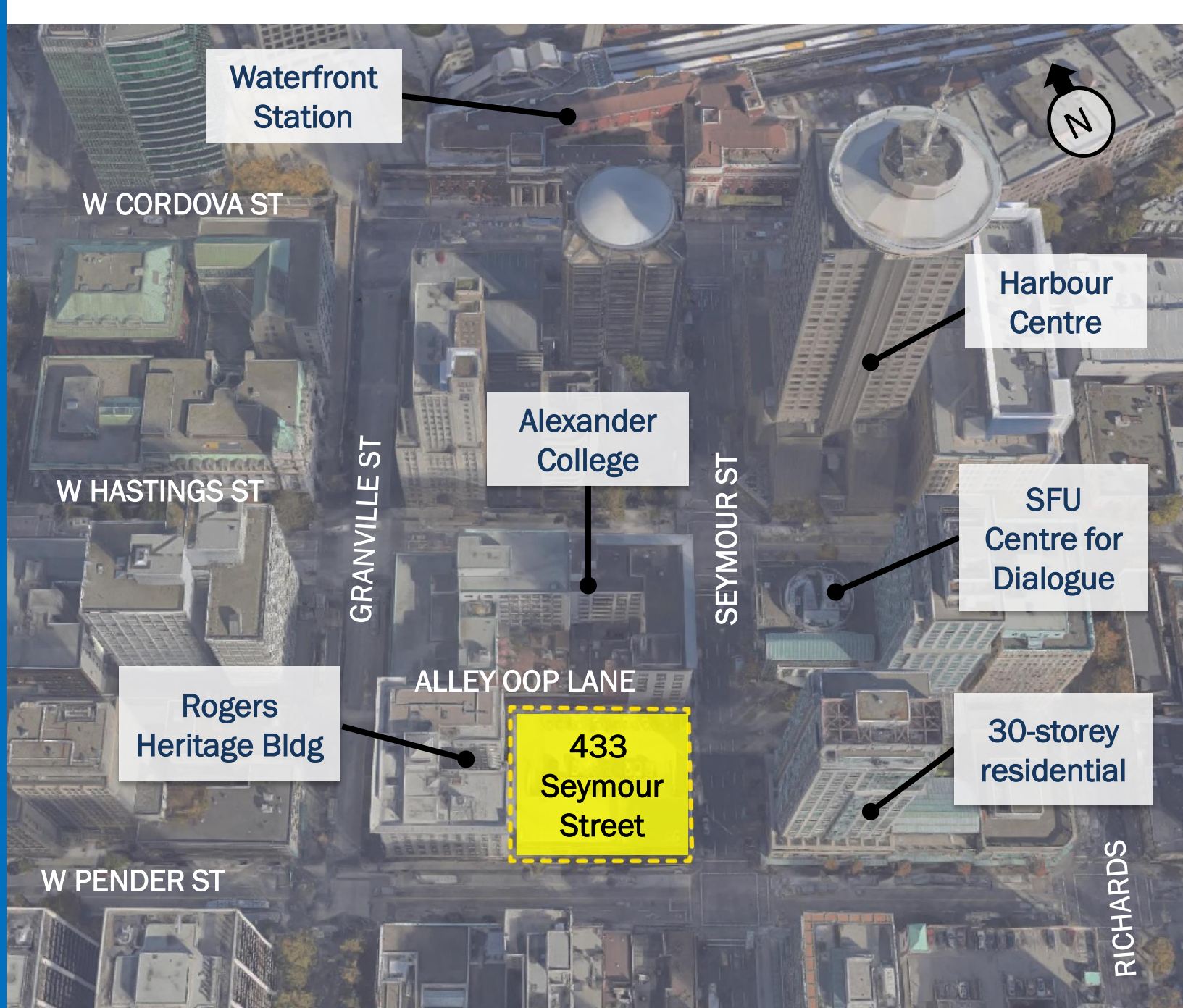
Public Hearing | May 26, 2020



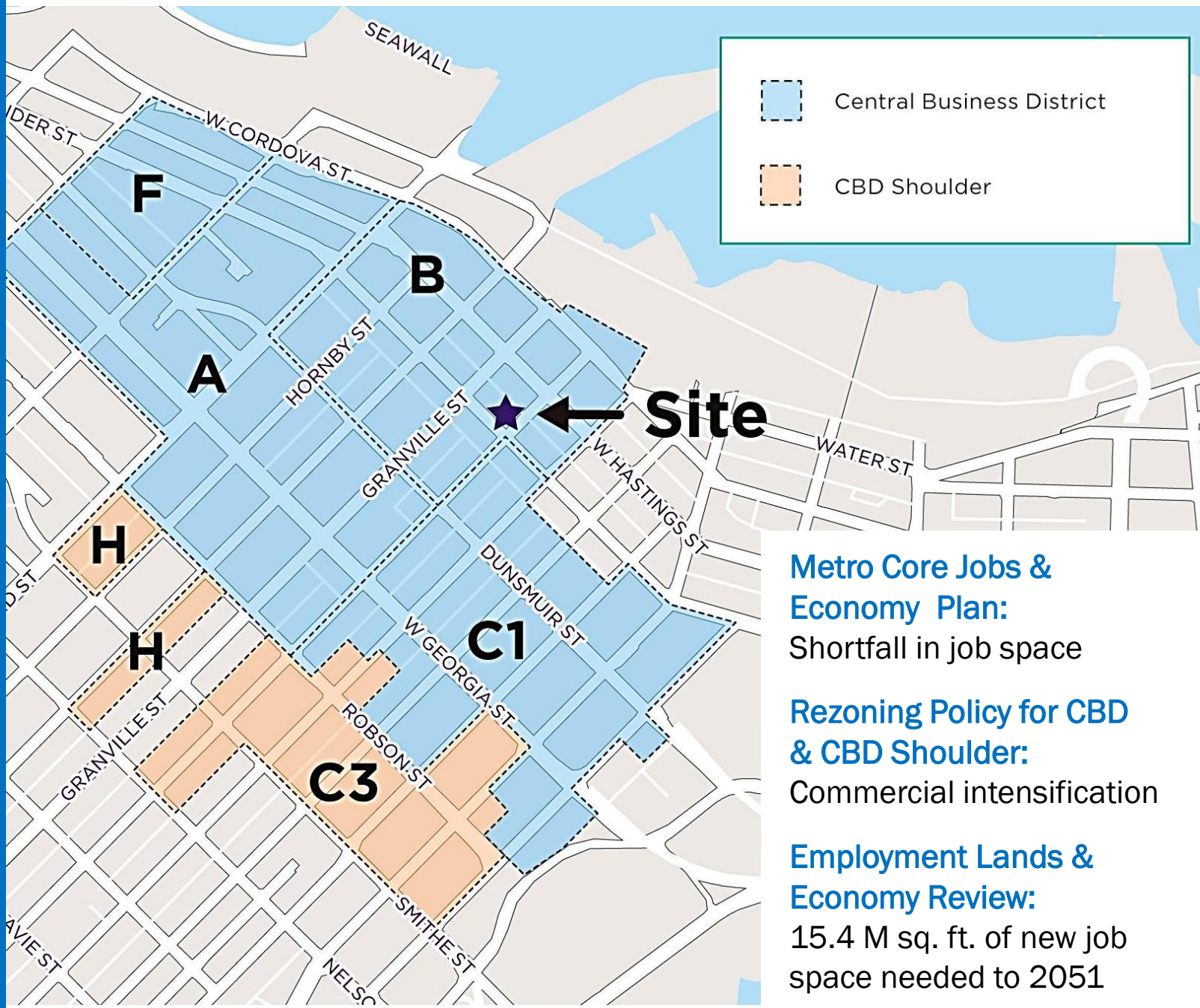
# Site and Context



# Site and Context



City Policies & Strategies for Economic Growth



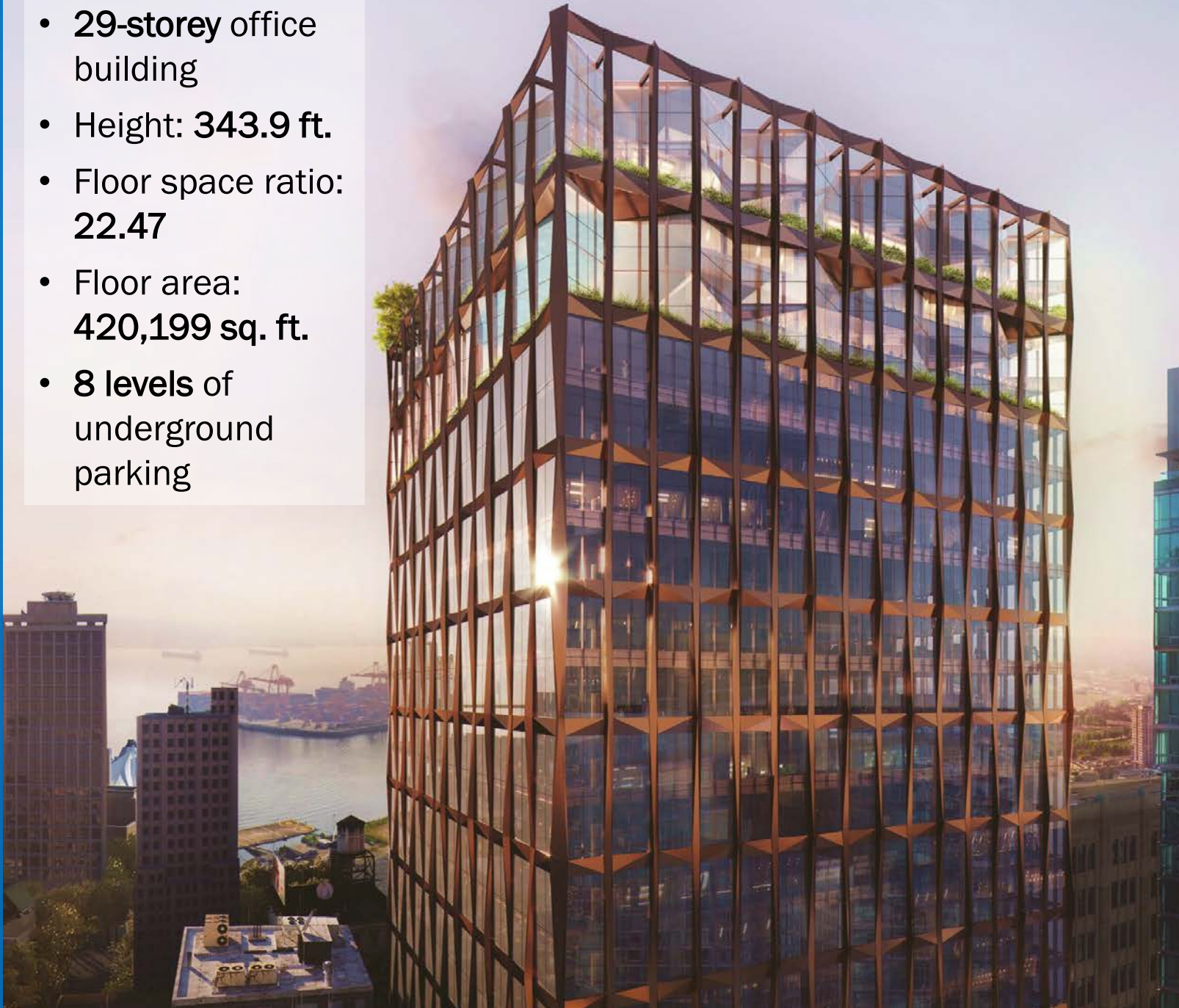
**Metro Core Jobs & Economy Plan:**  
Shortfall in job space

**Rezoning Policy for CBD & CBD Shoulder:**  
Commercial intensification

**Employment Lands & Economy Review:**  
15.4 M sq. ft. of new job space needed to 2051

# Proposal

- **29-storey** office building
- Height: **343.9 ft.**
- Floor space ratio: **22.47**
- Floor area: **420,199 sq. ft.**
- **8 levels** of underground parking



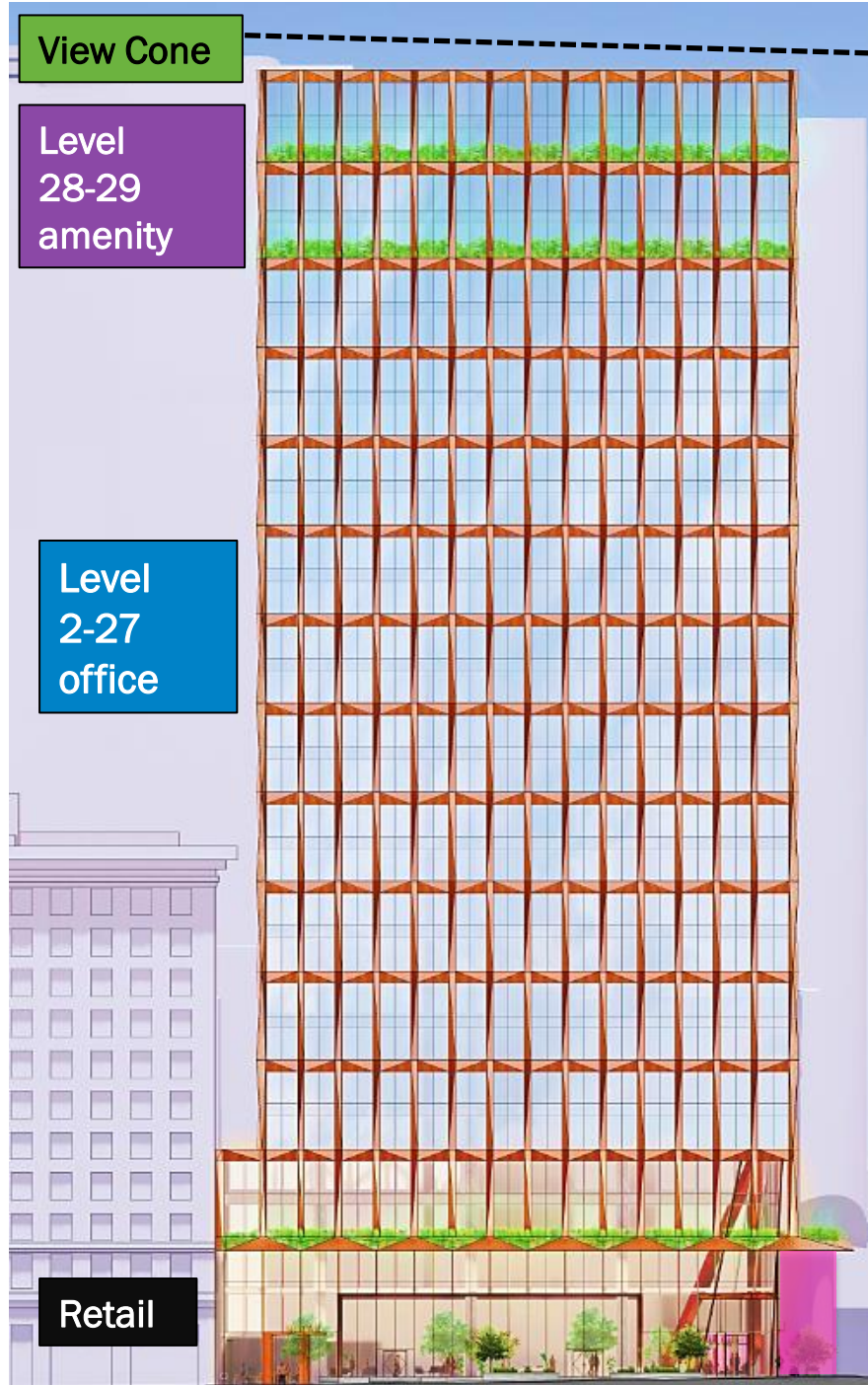
# Commercial and Office Space

## Vacancies:

- 1 to 2% vacancy rate
- 0.3% vacancy for Triple A office

## Economic recovery by delivering job space:

- 1,750 jobs
- 5,000 sq. ft. of retail
- 400,000 sq. ft. of office
- New, Class A office to replace aging parkade

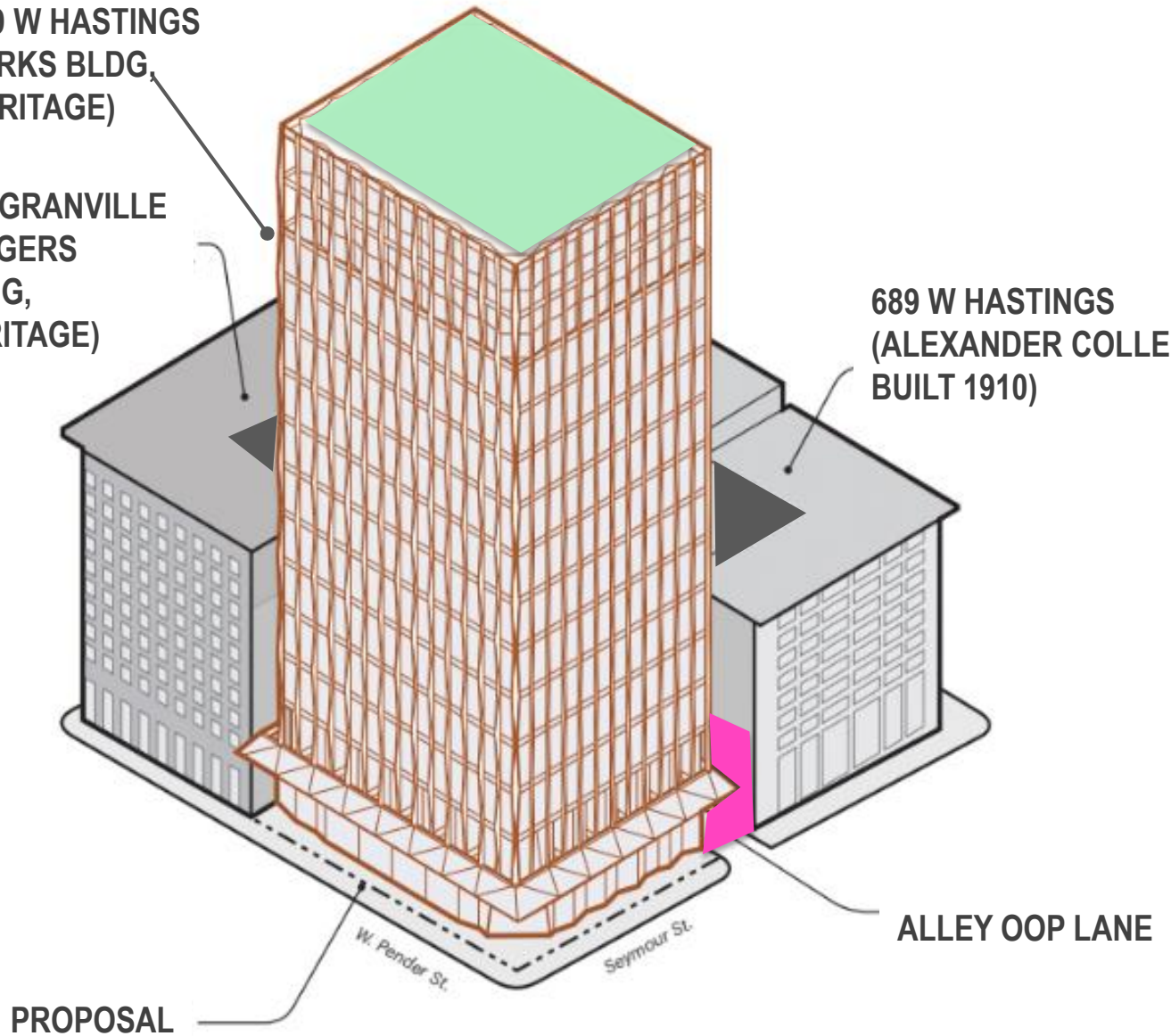


# Unique Features of Existing Block

689 W HASTINGS  
(BIRKS BLDG,  
HERITAGE)

470 GRANVILLE  
(ROGERS  
BLDG,  
HERITAGE)

689 W HASTINGS  
(ALEXANDER COLLEGE,  
BUILT 1910)

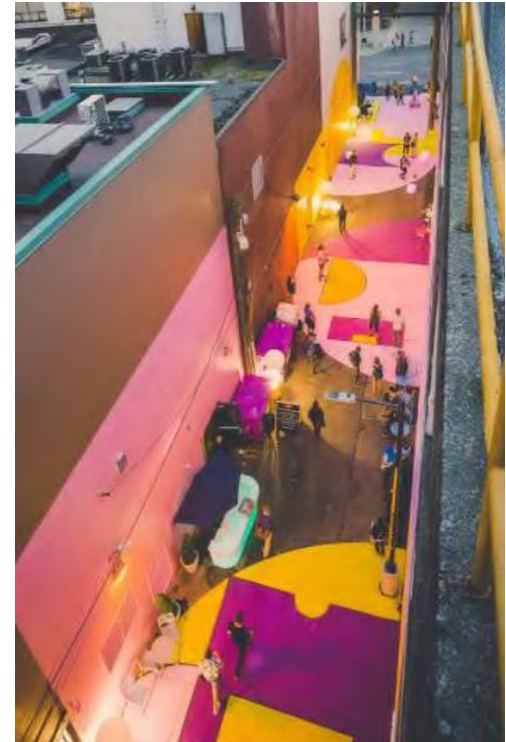


PROPOSAL

W. Pender St.

Seymour St.

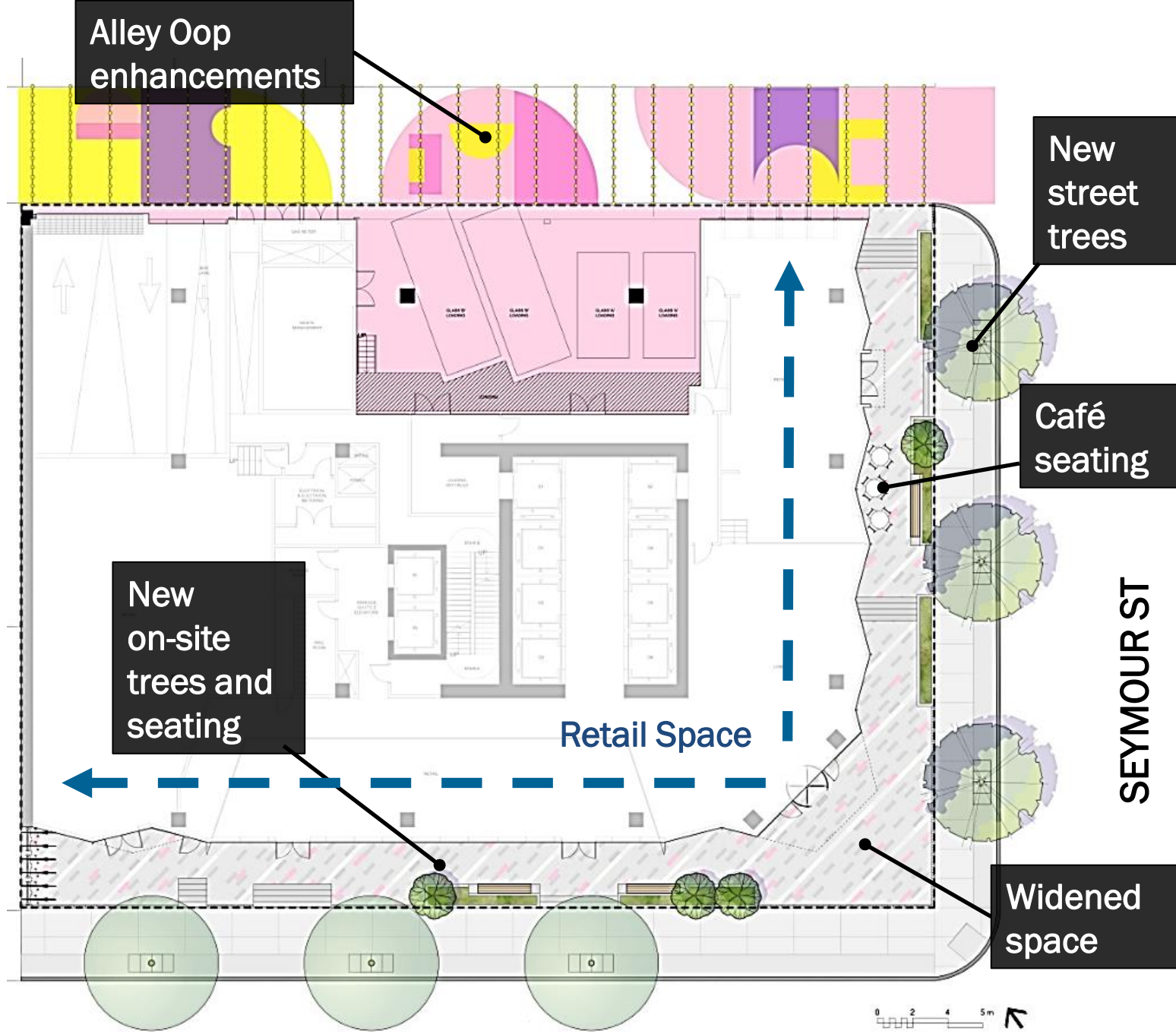
ALLEY OOP LANE



# Alley Oop Lane



# Ground Floor



Alley Oop enhancements

New street trees

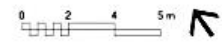
Café seating

New on-site trees and seating

Retail Space

SEYMOUR ST

Widened space



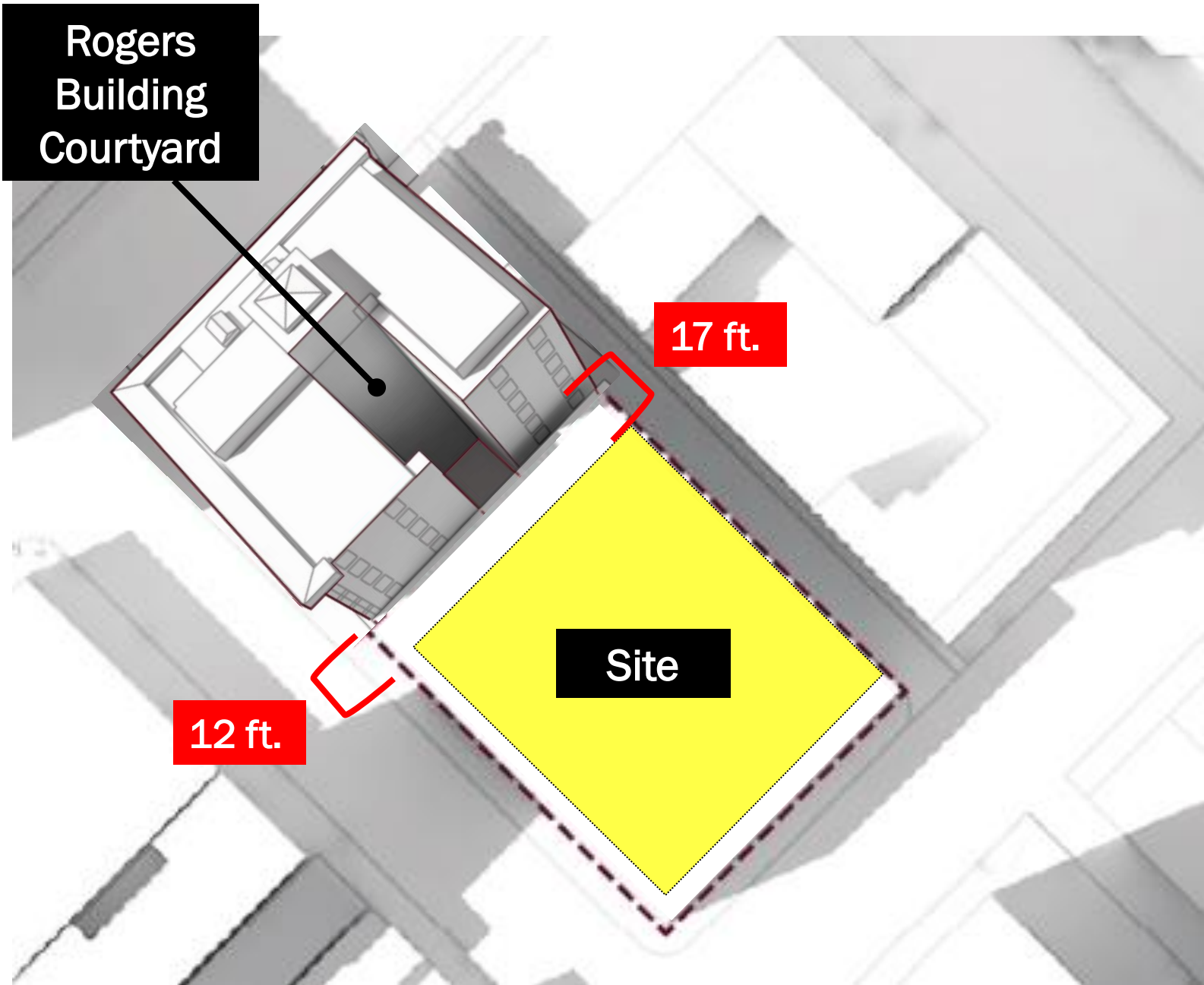
Rogers Building  
Courtyard

17 ft.

12 ft.

Site

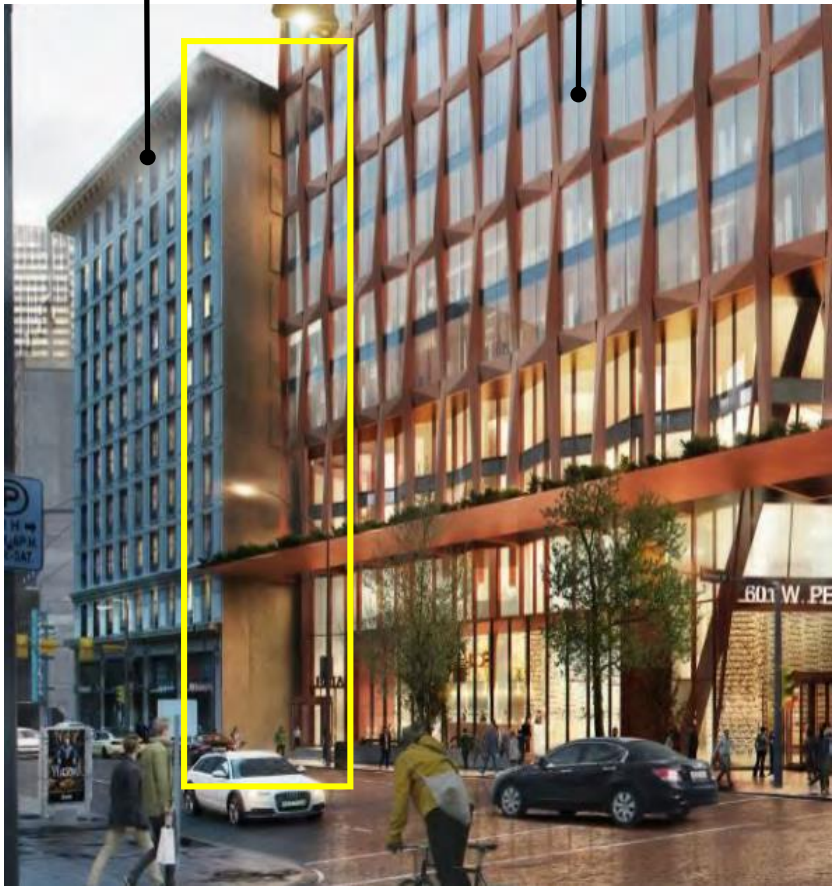
Interface  
with the  
Rogers  
Building



Prominence of Rogers Heritage Façade

Rogers Bldg

Proposal

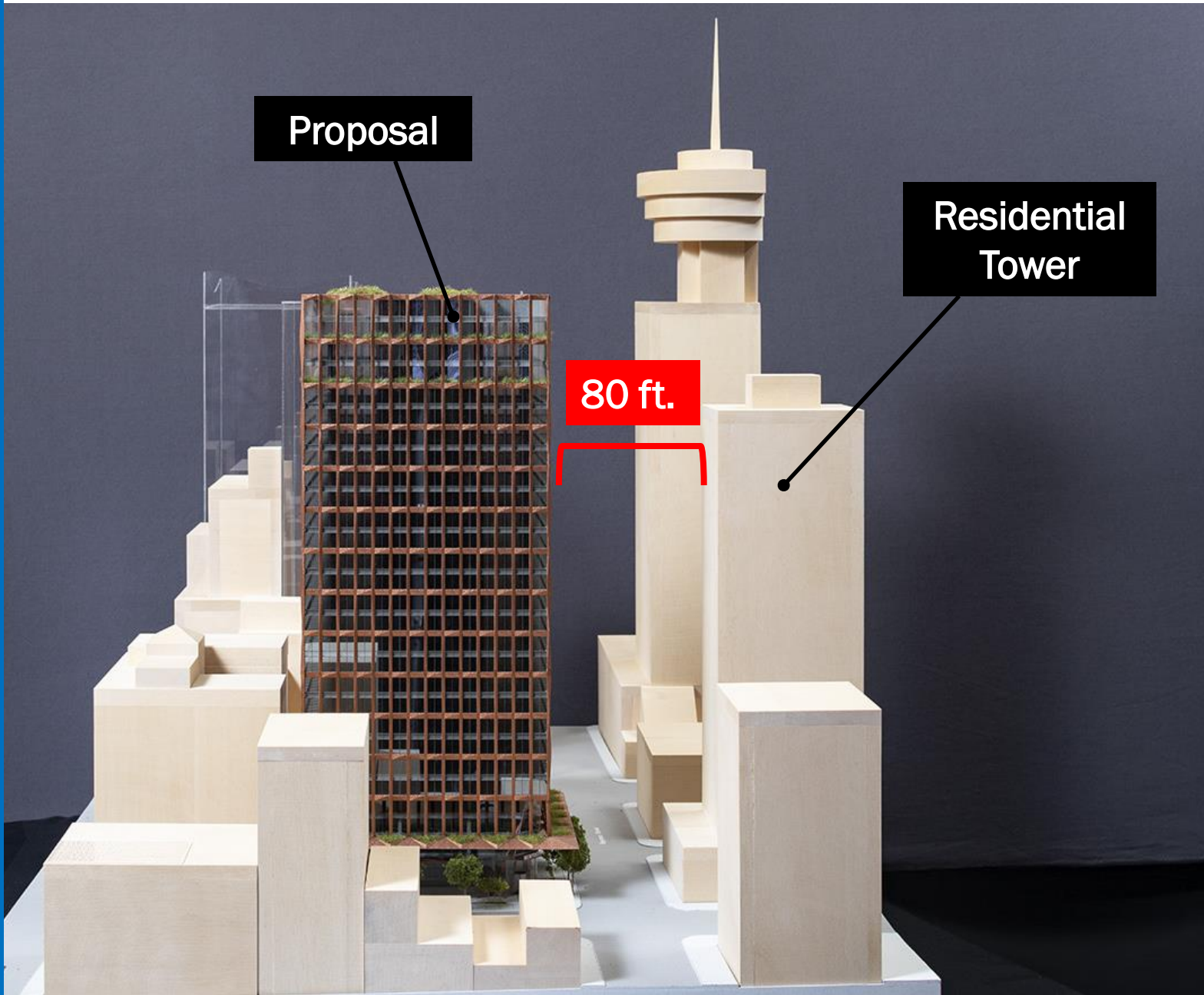


Proposal

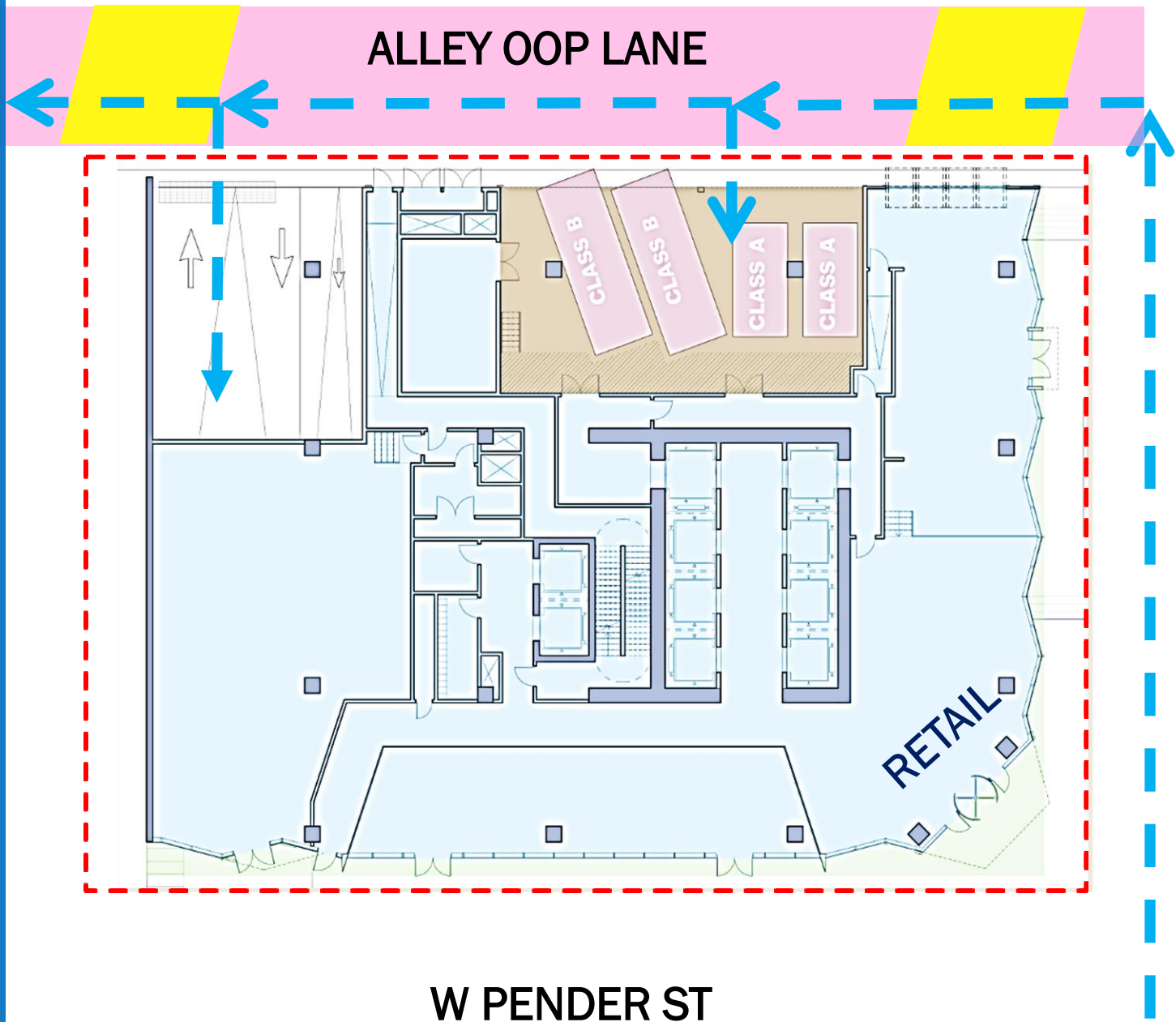
Rogers Bldg



Office to  
Residential  
Tower  
Separation



Transportation and Parking



Open House | January 22, 2020

2,909 Notifications | 42 Attendees

**Support for:**

1. Design
2. Building Height
3. New Office
4. Alley Oop Enhancements

**Concerns & Staff  
Response:**

1. Impacts to Adjacent Residential Neighbours
  - 80 ft. to residential tower exceeds typical office to residential
2. Building Height
  - Base zoning permits 300 ft. approx. same height as adjacent residential tower

**Public  
Benefits**

<b>Public Benefit</b>	<b>Amount</b>
<b>Development Cost Levies</b> (City-wide & Utilities)	\$8,672,908
<b>Commercial Linkage Contribution</b> (\$15.78/sq. ft.)	\$3,975,108
<b>Public Art Contribution</b> (\$1.98/sq. ft.)	\$831,994
<b>Total Value</b>	<b>\$13,480,010</b>

## In Summary



- + Employment space to retain economic edge
- + Public realm and green space improvements
- + \$14 M in public benefits



# 443 Seymour Street

