



## REFERRAL REPORT

Report Date: October 31, 2023  
Contact: Nick Danford  
Contact No.: 604.871.6121  
RTS No.: 15751  
VanRIMS No.: 08-2000-20  
Meeting Date: November 14, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 848 Seymour Street

### ***RECOMMENDATION TO REFER***

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application by Perkins & Will, on behalf of Paul Y. Construction (B.C.) LTD., Inc., the registered owner of the lands located at 848 Seymour Street [*Lots 7 to 10 and the north ½ of Lot 11 all of Block 64 District Lot 541 Plan 210; PIDs 005-333-849, 005-333-865, 005-333-873, 005-333-911, 005-334-144, respectively*] to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.75 to 17.67 and the maximum building height from 91.4 m (300 ft.) to 97.7 m (321 ft.), to permit the development of a 30-storey hotel, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins & Will, received June 24, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. That subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved;

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

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, 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 Recommendations A and C 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, and 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 evaluates an application to rezone the property at 848 Seymour Street to a CD-1 (Comprehensive Development) District to permit the development of a hotel.

Staff have assessed the application and conclude that it meets the intent of the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder* and the *Metro Core Jobs and Economy Land Use Plan*. Staff support the application, subject to design development and other conditions. 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 in principle, subject to the public hearing, and conditions contained in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)

- Metro Core Jobs and Economy Land Use Plan (2007)
- Interim Hotel Development Policy (2018)
- Employment Lands and Economy Review: Phase 2 (2020)
- Granville Street Interim Rezoning Policy (2023)
- Downtown Official Development Plan (1975, last amended 2022)
- Downtown (Except Downtown South) Design Guidelines (1975, amended 1993)
- (DD) Downtown District Schedule (1975, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- View Protection Guidelines (1989, last amended 2022)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

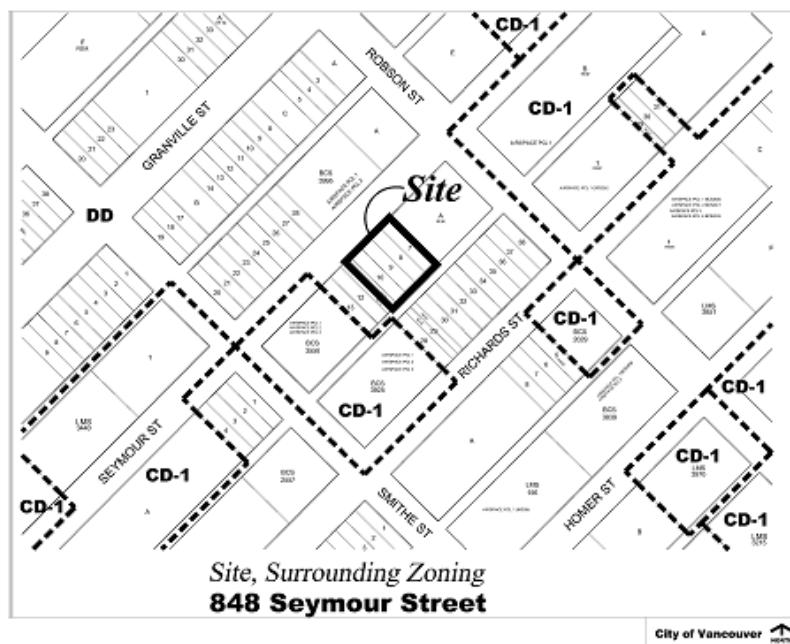
## REPORT

### Background/Context

#### 1. Site and Context

The subject site is located on Seymour Street, mid-block between Robson and Smithe streets (see Figure 1). The site is comprised of four parcels containing a surface parking lot. The site size is 1,253.1 sq. m (13,488 sq. ft.), with a frontage of 34.4 m (113 ft.) along Seymour Street and a depth of 36.6 m (120 ft.).

**Figure 1: Location Map – Site and Context**



The site is located in the Central Business District (CBD) and surrounding sites contain residential, commercial and arts, culture and entertainment uses. Nearby developments range in height from five to 43 storeys, with three residential towers on this block.

**Neighbourhood Amenities** – The following amenities are within close proximity:

- **Parks** - s̱əq̱əlxənəm ts'exwts'áxwi7 (Rainbow) Park and Robson Square are approximately 300 m away.
- **Cultural/Community Spaces** – Orpheum Theatre, Vancouver Library (Central Branch), BC Place Stadium/Rogers Arena and Vancouver Art Gallery/Robson Square are within 500 m of the site.
- **Public and Active Transportation** – City Centre and Granville Street skytrain stations are located within 350 m of the site. Nearby bicycle routes are located on Richards, Smithe and Dunsmuir streets.

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

**Metro Core Jobs and Economy Land Use Plan (the 'Metro Core Plan')** – The *Metro Core Plan* identified a shortfall of job space and put forth zoning amendments and policy changes to meet 30-year economic growth needs. The subject site is located in the CBD of the *Metro Core Plan* which sets out policy directions to increase opportunities for new hotels, office, restaurants, retail, cultural venues and other business support services.

**Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (the 'CBD Rezoning Policy')** – Based on directions set out in the *Metro Core Plan*, the *CBD Rezoning Policy* was approved to consider additional height and density for non-residential uses in the downtown area. The policy permits intensification of land uses to meet the demand for job space and improve the economic climate, while limiting new residential uses. The application is located in the CBD Shoulder Area (C3) of the *CBD Rezoning Policy*, this area allows for consideration of both residential and non-residential uses.

**Downtown Official Development Plan (the 'DODP')** – The *DODP* is the foundational development policy in the downtown core. The *CBD Rezoning Policy* allows for consideration of additional height and density for qualifying applications, building massing, pedestrian realm interface, public open space, solar access, and other urban development considerations are governed by the *DODP*.

**Downtown (Except Downtown South) Design Guidelines (the 'Guidelines')** – The *Guidelines* are supplemental to the *DODP*, and provide staff and applicants further guidance on livability and urban design performance standards for all development in the downtown core.

**Employment Lands and Economy Review (the 'ELER')** – The *ELER* was a research and stakeholder engagement initiative to inform the economic foundations of the *Vancouver Plan*.

The review included analysis of Vancouver's economy, changes over time, and future projections of the city's capacity to accommodate job space. Council adopted Phase 2 of the *ELER* in October 2020 with emerging directions to increase the capacity to accommodate job space.

**Interim Hotel Development Policy** – The *Interim Hotel Development Policy* reaffirms the importance of hotels and their related meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. While this policy does not enable a rezoning, it does support development of hotel space in conjunction with local rezoning policies.

**Granville Street Planning process and Granville Street Interim Rezoning Policy (2023)** – The Council endorsed Granville Street Planning process is currently under development, and is expected to set policy direction for the area along Granville Street between Robson Street and Drake Street, generally extending half a block southeast from Seymour Street and to half a block northwest of Howe Street.

As a part of the approval of the Granville Street Planning Program, Council also endorsed the Granville Street Interim Rezoning Policy that allows consideration of both active proposals and rezoning applications that prioritize hotel uses. Further, the emerging directions from the Granville Street Planning process reinforce the entertainment and economic nature of Granville Street, and support Vancouver's tourism sector, including the expansion of hotel use in the Study Area. The proposal for 848 Seymour Street is within the planning study area and aligns with these objectives.

## Strategic Analysis

### 1. Proposal

The application proposes a 30-storey, 393 room hotel, including 261 short term stay rooms and 132 long term stay rooms (Figure 2). The proposal includes a floor area of 22,137 sq. m (238,280 sq. ft.), a building height of 97.7 m (321 ft.), and a floor space ratio (FSR) of 17.67.

### 2. Land Use

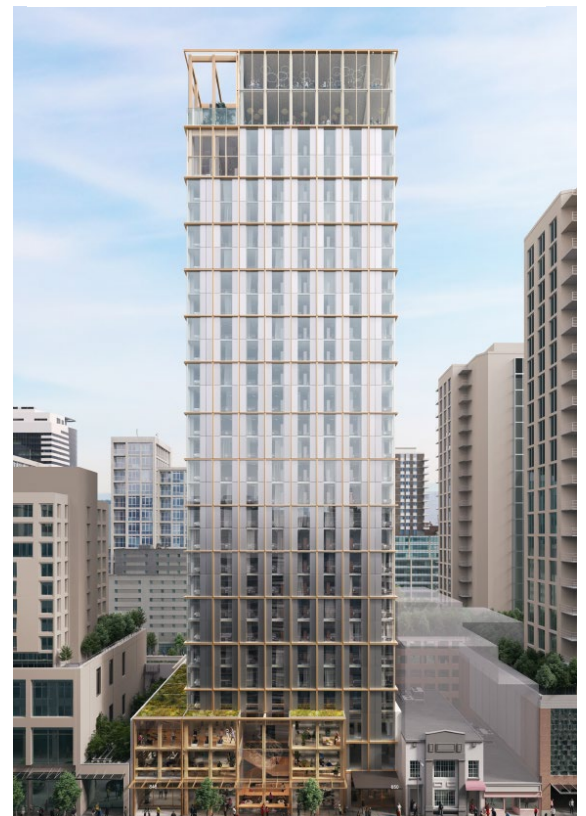
The site is located in area C3 of the *Downtown Official Development Plan*. This area of the plan allows for residential and commercial uses, including hotels.

The *CBD Rezoning Policy* allows for consideration of non-residential uses in the downtown core. The proposed hotel use meets the intent of the *CBD Rezoning Policy*.

### 3. Form of Development, Height and Density (refer to drawings in Appendix F and statistics in Appendix H)

**Form of Development** – The proposal is a 30-storey tower with a partial three-storey podium. The podium includes the hotel lobby and amenities, while the tower

**Figure 2: Proposed Building Aerial View from Seymour Street**



portion of the building contains the hotel rooms. The rectangular building massing and simple architectural expression is a result of the modularity of the hotel rooms inside; long-term hotel rooms on the upper floors, and short-term hotel rooms on the lower floors.

The *DODP* and *Guidelines* anticipate that, by appropriately balancing height, density and other development criteria, new towers should be slender rather than bulky in massing. In concert with tower separation standards, slender tower forms ensure that adequate sunlight penetrates through to ground level to encourage pedestrian activity and urban vibrancy.

Strata residential buildings bookend this block of Seymour Street, with a third strata residential building located directly across the street from the proposal site. The established tower separation standard where a hotel is proposed adjacent a residential tower is 24 m (80 ft.). Given the urgent need for additional hotel rooms in the downtown core, staff conditionally support a relaxation to this standard to a clear dimension of no less than 18.3 m (60 ft.). Further design development is required to comply with tower separation requirements as stipulated in the Urban Design conditions of approval in Appendix B.

**Public Realm** – The *DODP* and *Guidelines* anticipate at-grade open spaces with visual relief to create a distinctive, active streetscape. These areas are to be enhanced by active building interfaces that define a human-scaled public realm.

A statutory right-of-way ('SRW') would normally be required to accommodate improvements to the public realm including new street trees, widened sidewalks, lighting, and other infrastructure. These SRWs are usually required to be free and clear of any encumbrances. An SRW of 5.5 m (18 ft.) had been identified at this proposal site; however, Engineering and Planning staff have determined that the peculiarities of the immediate context are such that a relaxation of this requirement is conditionally supportable.

The application proposes a three-storey podium aligned with the Seymour Street property line with two 2.4 m (8 ft.) insets for hotel entrances. Operable windows are proposed between the sidewalk and the interior of the hotel at grade. Form of development conditions in Appendix B include provision for the 2.4 m (8 ft.) inset to stretch the length of the building fronting Seymour Street, rather than just the two hotel entrances. The extra setback allows for greater space at grade and provides opportunity for animated uses such as patios and/or seating areas.

**Density** – The *DODP* stipulates a maximum density of 5.00 FSR in subarea 'C3'. The Development Permit Board may permit up to 5.75 FSR provided that it first considers the impact of additional density on built form, neighbouring sites and buildings, livability, views, shadowing and local pedestrian and vehicular circulation along with Council-approved policies and guidelines. The *CBD Rezoning Policy* enables consideration of density beyond this discretionary maximum without a defined limit. The proposed density is 17.67 FSR.

**Height** – The maximum building height in subarea 'C3' is 91.4 m (300 ft.) with discretionary increases up to 137.2 m (450 ft.). Council-approved protected public view F – Choklit Park extends across the site at a height of approximately 97.7 m (320 ft.). The tower is proposed to comply with the height parameters of the protected view, and continued compliance will be required through all future stages of the development approvals process.

**Urban Design Panel** – The Urban Design Panel (UDP) reviewed this application on December 7, 2022 and supported the proposal. The UDP's recommendations included design development of the public realm on Seymour Street and the rear lane, reconsideration of the

depth of the building setback along Seymour Street for further relief on the public realm interface, and consideration of more accessible outdoor areas on the rooftop.

The UDP's recommendations are detailed in Appendix D and were referred to by staff while developing the conditions of approval.

The density and the simple form of the tower result in a development that is bulkier than had been anticipated by the *DODP* and the *Guidelines*. However, as the building will provide much-needed hotel rooms to the downtown core, staff support the proposed form of development subject to the Urban Design conditions of approval in Appendix B.

#### 4. Hotel Development

Staff are working with Destination Vancouver (DV) to confirm and update estimates of future hotel demand and whether further policy interventions may be needed to ensure the City has capacity to accommodate demand. Work completed to date indicates that while there are a significant number of hotel projects under review, approved or under construction (see Table 1 below), the City may still be facing a shortfall of rooms over the long term. For example, a recent DV report on hotel supply, demand and economic impact found that the demand for hotel rooms could exceed supply by approximately 5,400 rooms by 2050 if current trends continue. If approved by Council, the proposal at 848 Seymour Street will provide an important source of hotel supply in the city.

**Table 1: Hotel Developments Under Review, Approved, Under Construction**

Status	Gross floor area (sq. ft.)	Rooms (Estimated)
In Review	1,023,399	1,471
Approved Development Permit or Rezoning Application	337,854	549
Under Construction	418,214	460
<b>Grand Total</b>	<b>1,786,774</b>	<b>2,480</b>

*Hotel developments include new building, conversion and addition/alteration.*

*Source: City of Vancouver development tracking. Extracted June 2023*

Council received a memo from staff regarding hotel supply tracking policy in April 2023. In September 2023, Council passed a motion requesting that staff report back on opportunities to build upon The Interim Hotel Development Policy to encourage new hotels and hotel room supply. A report back is planned for Q1 2024 following additional research work in collaboration with Destination Vancouver.

#### 5. Parking and Transportation

The site is well-served by transit and is located in the downtown, walkable to shopping, entertainment and other amenities.

Multimodal vehicle parking is provided on four levels of underground parking and accessed from the rear lane. A total of 59 vehicle parking spaces, 33 bicycle spaces and four loading spaces are proposed. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in *Vancouver Building By-law*, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

**Natural Assets** – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no existing trees on the site. There are two street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions of approval.

## 7. Public Input

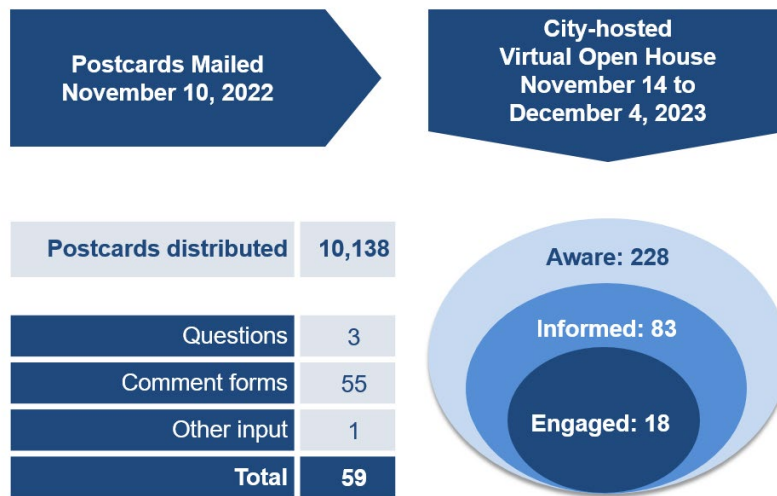
**Public Notification** – A rezoning information sign was installed on the site on October 21, 2022. Approximately 10,138 notification postcards were distributed within the neighbouring area on or about November 10, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* ([shapeyourcity.ca](http://shapeyourcity.ca)) platform. 228 people signed on to the website to review the application.

**Virtual Open House** – A virtual open house was held from November 14 to December 4, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. A digital model was posted for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was via online questions, comment forms and by email. A total of 59 submissions were received.



**Figure 4: Overview of Notification and Engagement**

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context and design:** The proposed hotel building is a better use of space compared to the current use as a surface parking lot. The design of the building is nice and fits in well with the neighbourhood.
- **Hotel stock:** An increase in hotel stock in the City is welcomed and needed as it will support the tourism industry.

Generally, comments of concern fell within the following areas:

- **Height and livability:** The height of the project is too high especially in comparison to the adjacent buildings to the northeast and southwest. Further, there are two existing high-rises on this block; the proposed development will block the views of the surrounding buildings and vice versa.

The building will be too close to the adjacent buildings as it does not meet the minimum tower separation distance.

- **Traffic and parking:** Seymour Street is already a busy thoroughfare especially with the new bike lane and right turn lane on Smithe Street that turns on to Seymour Street. The proposed development will increase vehicle congestion on the street.

The development will be taking away much needed vehicle parking spaces in the City as the lot to be developed currently acts a surface level parking. This will make it difficult for visitors to the Granville District and venues such as BC Place and the Orpheum Theatre to find parking.

**Response to Public Comments** – Staff note the following:

- Height and livability – The proposed building height is aligned with the maximum permitted building height in subarea 'C3' of the *DODP* and no part of the development shall protrude into the Council-approved protected public view corridors.

The established City of Vancouver standard for tower separation between a hotel development and a residential development, as is proposed, is 24 m (80 ft.). Given the urgent need for additional hotel rooms in the downtown core, staff support a relaxation to this standard. The development will be required to include a separation of no less than 18.3 m (60 ft.) between hotel units oriented entirely to the north property line and the neighbouring 'L'Aria' building to reduce privacy and overlook impacts to the neighbouring residents. Further design development is required to comply with tower separation requirements as stipulated in the Conditions of Approval in Appendix B.

**8. Public Benefits**

**Community Amenity Contributions** – The site is subject to a fixed-rate CAC applicable to 100% non-strata commercial developments the Downtown area. The applicant has offered a cash CAC of \$2,545,868 based on the 14,932.0 sq. m (160,724 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

The cash CAC from this application will be allocated towards childcare and/or affordable housing in and around the Metro Core area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget Process.

**Development Cost Levies** – The site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2023 and the proposed 22,137 sq. m (238,280 sq. ft.) of commercial floor area, \$6,821,959 in DCLs would be expected from this project.

**Public Art Program** – The application is subject to a public art contribution estimated at \$471,794. The public art budget will be calculated on the floor area proposed at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of the public benefits for this application is provided in Appendix G.

**FINANCIAL IMPLICATIONS**

As noted in the Public Benefits section, this project is expected to provide a cash CAC, DCLs, and a public art contribution. See Appendix G for additional details.

**CONCLUSION**

Staff have reviewed the application to rezone 848 Seymour Street for a 30-storey hotel building and conclude that the height, density, and land uses are consistent with the *Rezoning Policy for the CBD and CBD Shoulder and Metro Core Jobs and Economy Land Use Plan*. If approved, the project will contribute to increasing job and hotel space and to advancing the City's economic development objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

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**848 Seymour Street  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**Zoning District Plan Amendment**

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 attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (\_\_\_).

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses;
  - (b) Institutional Uses;
  - (c) Office Uses;
  - (d) Retail Uses;
  - (e) Service Uses; and
  - (f) Accessory Uses customarily ancillary to the above use.

**Condition of Use**

- 4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

### **Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 1,253.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined must not exceed 17.67.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
  - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
    - (i) the total area of these exclusions must not exceed 12% of the floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

- (d) all storage area below base surface.

**Building Height**

- 6. Building height, measured from base surface, must not exceed 97.7 m, inclusive of all appurtenances, except that no part of the development shall protrude into the Council-approved protected public view corridors, as set out in the City of Vancouver's View Protection Guidelines.

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**848 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 approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.*

**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 Perkins & Will, received June 24, 2022, 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**

- 1.1 Design development to the building massing as follows:
- a) Providing a minimum separation of no less than 18.3 m (60 ft.) between any part of the building above 21.3 m (70 ft.) in height containing hotel units oriented entirely to the north property line and the neighbouring 'L'Aria' building; and
  - b) Providing comprehensive design strategies to absolutely mitigate direct lines of sight between hotel rooms and adjacent apartment homes;

**Note to Applicant:** Hotel rooms and apartment homes are occupied at the same time of day, and the risk of privacy conflicts is high without mitigation strategies including minimum tower separation. A relaxation to 18.3 m (60 ft.) represents a significant departure from established best practice, the proposal must conclusively demonstrate that the building performs as well or better than a proposal that complies with the 24.4 m (80 ft.) setback. Compliance may be achieved by recessing portion of the building elevation along north to maintain discretionary minimum tower separation of 18.3 m (60 ft.).

- 1.2 Design development to present a more active interface with the pedestrian-realm and the urban context as follows:

- a) At the Seymour Street frontage:
  - i. Setting back the façade at Level 1 a minimum of 2.4 m (8 ft.) and introducing outdoor dining and / or lounge seating contiguous with the bar / restaurant; or

**Note to Applicant:** In this scenario, this area should be designed as an extension of the interior restaurant space rather than sidewalk patios similar to example at 898 Homer Street and elsewhere. Attractive planter boxes, robust potted plants and guards / gates intended to define this area are encouraged, but

should not inhibit visual access between the pedestrian realm and the activity of the commercial space. The partition dividing the interior and exterior spaces are strongly encouraged to be fully operable. This setback may be exclusive of the columns.

- ii. Setting back the façade at Levels 1 and 2 a minimum of 2.4 m (8 ft.) and introducing publicly-accessible seating, casual patio tables and enhanced landscape treatments; or

**Note to Applicant:** In a scenario where the outdoor area is not comprehensively programmed as a part of the interior commercial space, the setback must be designed as an attractive, cohesive and legible extension of the pedestrian realm with greater volumetric proportions. This setback should generally be free of encumbrances, including columns.

- iii. Setting back the part of the façade a minimum of 2.4 m (8 ft.) for the full height of the building and introducing publicly-accessible seating and enhanced natural landscaping; and,

**Note to Applicant:** Enclosed dining space or lounge seating may be considered within the setback area in lieu of outdoor dining space for part of the frontage if the proposal includes high-quality operable glazing systems that allow for the interior space to function as covered outdoor patio seating in good weather.

- iv. Provision of distinctive surface treatments, visually-appealing architectural lighting and architecturally-integral building signage to distinguish the two hotel entrances, the setback and the public realm;

**Note to Applicant:** Lighting should provide visual interest and a perception of round-the-clock safety for pedestrians. Refer also to Landscape Design conditions 1.6 and 1.15.

b) At the rear lane:

- i. Further refining the expression of the hotel entrance and stairs to reinforce their visual prominence, legibility and activity, including an enhanced lighting strategy; and

**Note to Applicant:** A combination of high-quality detailing, material treatment, bold colours, landscape features and supplemental wayfinding devices should be explored. Consideration should be given to adding a visually appealing light fixtures at the hotel entrance with inset lighting at the stairs to contribute to intuitive wayfinding and pedestrian safety should be demonstrated at the time of the Development Permit application. Refer to Landscape conditions 1.6 and 1.15.

- ii. Redesigning the canopy to maintain its visual prominence while not encroaching into the public right-of-way;

**Note to Applicant:** Refer to Engineering condition 2.1.



**Note to Applicant:** Active wayfinding devices, such as signage, should be supplemental to architectural design features and should enhance the performance of the public realm in accordance with the Sign By-law. An architectural and landscape lighting and signage strategy should be provided at the time of the Development Permit application.

The interface of the building with the public realm formed the basis of consensus recommendations of the Urban Design Panel. Per section 8 of the *Downtown Official Development Plan* and section 2 of the *Downtown Design Guidelines*, the proposal should create a distinctive streetscape through enhanced pedestrian-scaled public realm interface and open space at grade.

1.3 Design development to the semi-enclosed spaces located on Levels 2 and 3 facing the rear lane, and on Level 29 to be considered for floor area exclusions as patios as follows:

- a) Significantly reducing or deleting the architectural screening at the lane-facing façade;
- b) Deleting the architectural screening dividing the Level 2 semi-enclosed space and the Level 3 semi-enclosed space; and,

**Note to Applicant:** While screening higher than guard height may be permitted for the outermost façade to mitigate acoustic and visual impacts of lane functions on interior programming, full-height screening is not supported. Additional natural screening, such as robust potted plants or trees, are encouraged. Screening taller than guardrail height between the Level 2 space and the Level 3 space is not supported. Refer also to Landscape conditions 1.7 and 1.11.

- c) Confirming that glass roof structures are freestanding with only incidental connections to the building face;

**Note to Applicant:** Generally floor area under solid glass roofs are not excludable from floor area unless these structures can be demonstrated to wholly freestanding except for incidental structural connections, and not enclosable. A gap must remain between the building face and the glass roof. Retractable or operable glass roofs are strongly recommended.

1.4 Design development to mitigate privacy issues for hotel patrons and occupants of the adjacent approved 7-storey office development at 852 Seymour Street resulting from window placement;

**Note to Applicant:** The adjacent approved 7-storey office development at 852 Seymour Street should be shown on floor plans and elevations at the time of the Development Permit application demonstrating that there is no direct line of sight into the adjacent approved south facing neighbouring windows and balconies.

### **Crime Prevention through Environmental Design (CPTED)**

1.5 Design development as required to ensure that all parts of the development, particularly those parts interfacing with the public realm and within the pedestrian line of sight, contribute to an urban context that is safe and welcoming for everyone;

**Note to Applicant:** The building massing, transparency of glazing and orientation of interior programming at all levels should provide a sense of round-the-clock activity. At lower levels, visual access into interior spaces should be maximized, while building elements at upper levels that are visible from more distant aspects should help people orient themselves within the city.

The Development Permit application should demonstrate the following:

- a) Strategies to de-incentivise intentional damage such as unwanted graffiti;

**Note to Applicant:** This condition is not intended to dissuade providing intentional opportunities for skilled graffiti or street artists, which can contribute to a highly attractive and inclusive urban realm.

- b) Few or no recesses and alcoves at-grade;
- c) Sufficient illumination of any areas of a building susceptible to darkness; and,
- d) A high-quality material and planting palette that fosters pride of place for employees, neighbouring residents and patrons.

## **Landscape Design**

- 1.6 Design development to enhance the public-private realm, with special attention to front and lane entrance areas, and the following;

- a) Provision of visually interesting and robust surface paving treatment on private property;
- b) Provision of customised light features that are unique to the streetscape;
- c) Provision of site furniture, such as benches;
- d) Ensure entrances are visually prominent, especially at night, while considering pedestrian wayfinding and CPTED principles;
- e) Provision of an pedestrian scale outdoor lighting and signage strategy integrated into the overall private-private realm and the architecture.

**Note to Applicant:** Provide details at the development permit stage. Refer to Urban Design conditions 1.2 (a)(iii) and 1.2 (b)(i).

- 1.7 Provision of privacy planters on patio areas, including but not limited on level 2 and 3, that are appropriately scaled and have sufficient soil volumes and irrigation to ensure long term viability;

**Note to Applicant:** Refer to Urban Design condition 1.3 (b).

- 1.8 Design development to further refine and enhance the sustainability strategy by the following:

- a) Consider providing extensive type green roofs on all available flat rooftops;
- b) Minimize the necessity for hidden grey mechanical water storage;
- c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and

d) Add edible plants, which can be used as ornamentals as part of the landscape design. (Note: refer to Standard landscape conditions);

1.9 Design development to ensure maximized tree growing medium and planting depths for trees, shrubs and green roofs to ensure long term viability of the landscape;

**Note to Applicant:** Structural slabs need to be designed to handle loads and ensure adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed CSLNA standards.

1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops;

**Note to Applicant:** The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters;

**Note to Applicant:** the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.12 Provision of a vegetative cover calculation sheet, included with the landscape plans;

**Note to Applicant:** Include a comparison of the percentage vegetative cover for the overall site and a separate calculation of the total roof area.

1.13 Provision of additional large scale details for roof planters, where applicable;

**Note to Applicant:** large patios should include hose bib(s) to encourage balcony gardening.

1.14 Provision of a soil depth overlay sheet, included with the landscape plans;

1.15 Provision of an outdoor lighting plan;

**Note to Applicant:** Refer to Dark Night Design Principles.  
<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

1.16 Provision of a high-efficiency automatic irrigation system for all planted areas;

**Note to Applicant:** Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.17 Provision of landscape features intended to create bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.18 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

*Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.*

### **Sustainability**

- 1.19 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here  
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

**Note to Applicant:** Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*

### **Engineering**

- 1.20 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 & 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.
- 1.21 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.
- 1.22 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-

law (#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.

- 1.23 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.24 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

**Note to Applicant:** A TDM Plan with a minimum of 24 points is required (to achieve the proposed vehicle parking reduction. The proposed plan achieves 26 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- a) ACT-01 – Additional Class A bicycle parking:
  - i. Updated TDM Plan/Architectural plans to clearly identify of the number and location of additional Class A bicycle spaces. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
- b) ACT-02 – Improved Access to Class A bicycle Parking:
  - i. A concept design for excellent design of lighting, finishes, grades, convenience;
- c) ACT-05 – Bicycle Maintenance Facilities:
  - i. Updated the TDM Plan/Architectural plans to note and dimension the location of facilities;
  - ii. Bicycle maintenance facilities to be located with convenient access to/from Class A bicycle spaces;
  - iii. An operational plan detailing the following: and
  - iv. A description of the amenities to be provided;
  - v. A means of providing access to all residents, commercial tenants, and the public (if applicable); and
  - vi. A plan for maintaining these amenities.

- vii. Any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
  
- d) ACT-06 – Improved End-of-Trip Amenities:
  - i. Updated TDM Plan/Architectural plans to identify the location, number and type of end-of-trip amenities being provided.
  
- e) ACT-08 – Shared Bicycle Fleet:
  - i. Additional details of the cycles and equipment to be provided;
  - ii. Updated TDM Plan/ Architectural plans to identify the location of Class A bicycle spaces designated for the shared fleet; and
  - iii. An operational plan including the following:
    - Ownership of equipment;
    - Equipment maintenance for: storage, locking, charging (if applicable), user limitations (ride time, number of bicycles, etc.), administration, terms and conditions of use, and capital replacement of cycles and parts;
    - Plan for providing ongoing monitoring and reporting standards set out below:  
and
    - If available, any additional information regarding this measure (e.g., online sign-up portals or additional marketing materials) that demonstrates how the property owner will deliver this service.
  
- f) SUP-01 – Transportation Marketing Services:
  - i. A description of the services to be provided; and
  - ii. Any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
  
- g) SUP-03 – Multimodal Wayfinding Signage:
  - i. Updated TDM Plan/Architectural plans to identify the general locations for proposed displays; and all locations must be located on private property;
  - ii. A conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
  
- h) OTH-01 – Innovative Strategies:

- i. Updated (TDM Plan/Architectural plans) to identify the location of on-site or off-site amenities and services; and
- 1.25 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
  - a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area;
  - b) Secures the provision of TDM measures on the site;
  - c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
  - d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.26 Design development to improve access and design of bicycle parking by performing the following:
  - a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level;  
  
**Note to Applicant:** The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.). A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
  - b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
  - c) Provision of bicycle parking lockers accommodating a maximum of one bicycle each; and
  - d) Provision of minimum 10% Class A bicycle lockers as per Bylaw.
- 1.27 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
  - a) Provision of convenient, internal, stair-free loading access to/from all site uses;
  - b) Confirmation that the slope of the loading bay does not exceed 5%;
  - c) Elimination of column encroachments and/or obstructions into loading spaces;

- d) Provision of a standard widened loading throat to facilitate maneuvering;
  - e) Provision of additional loading bay width for the second and subsequent loading spaces;
  - f) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.
- 1.28 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
  - b) All types of parking and loading spaces individually numbered and labelled;
  - c) Dimension of any/all column encroachments into parking stalls;
  - d) Identification of all columns in the parking layouts;
  - e) Dimensions for typical parking spaces;
  - f) Dimensions of additional setbacks for parking spaces due to columns and walls;
  - g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
  - h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;  
**Note to Applicant:** These clearances must consider mechanical projections and built obstructions.
  - i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
  - j) Areas of minimum vertical clearances labelled on parking levels;
  - k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;  
**Note to Applicant:** The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;  
**Note to Applicant:** Stair ramps are not generally acceptable.



- m) Existing street furniture including bus stops, benches etc. to be shown on plans; and
  - n) The location of all poles and guy wires to be shown on the site plan.
- 1.29 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

**Note to Applicant:** The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See [vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

- 1.30 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.31 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
  - b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

**Note to Applicant:** The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.32 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
  - b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

**Note to Applicant:** Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.33 The following statement is to be placed 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 and Major Projects and/or your Engineering, Building Site Inspector for details."

## **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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering**

- 2.1 Consolidation of Lots 7 to 10 and The North ½ Lot 11, Block 64, District Lot 541, Plan 210 to create a single parcel.

**Note to Applicant:** Demountable canopy encroaches 10 feet into lane showing a clearance of 17 feet from the surface of the lane. Remove all portions that encroach into lane. See Architecture plans; Sheets 10.02, 10.03 and 30.01.

- 2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4 (a) and (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- a) Provision of adequate water service to meet the fire flow demands of the project.

- i. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated May 6, 2022, no water main upgrades are required to service the development.

**Note to Applicant:** The main servicing the proposed development is 200mm along Seymour St. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

**Note to Applicant:** Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a

resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of developments at 848 Seymour Street does not require any upgrades.

**Note to Applicant:** Development to be serviced to the existing 250 mm SAN and 375 mm STM sewers Seymour Street.

- c) Provision of street improvements along Seymour Street adjacent to the site and appropriate transitions including the following:
- i. Minimum 1.22 m (4.0 ft) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
  - ii. Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
  - iii. Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;
- d) Provision of improvements at the intersection of Seymour Street and Robson Street including:
- i. Upgrades to the existing traffic signal including accessible pedestrian signals (APS);
- e) Provision of improvements at the intersection of Seymour Street and Smithe Street including:
- i. Upgrades to the existing traffic signal including accessible pedestrian signals (APS);
- f) Provision to rebuild laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications.
- g) Provision of speed humps in the lane east of Seymour Street between Robson Street and Smithe Street.
- h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

**Note to Applicant:** A lighting simulation is required prior to DP issuance.

- i) 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.

- j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 Provision of \$30,000 for sewer catchment flow monitoring.

2.4 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- a) improvements at the intersection of Seymour Street and Robson Street per condition 2.2(d)
- b) improvements at the intersection of Seymour Street and Smithe Street per condition 2.2(e)

**Note to Applicant:** The benefitting area for these works is under review.

**Note to Applicant:** An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

**Note to Applicant:** For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

2.6 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

### **Community Amenity Contribution**

2.7 Pay to the City the cash Community Amenity Contribution of \$2,545,868, which the applicant has offered to the City and which is to be allocated towards childcare facilities

and/or affordable housing in and around the Metro Core area. 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.

### **Non-stratification Covenant**

- 2.8 Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and the strata division of the property.

### **Public Art**

- 2.9 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

### **Environmental Contamination**

- 2.10 If applicable:
- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
  - (b) As required by the Manager of Environmental Services 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) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

### **Agreements**

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 registerable charges pursuant to 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 site 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-law and at no cost to the City.

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.

\* \* \* \* \*



**848 Seymour Street  
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on December 7, 2022. This proposal was 30-storey hotel. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

**EVALUATION: Support with Recommendations (5/1)**

Having reviewed the project it was moved by **MR. ROMSES** and seconded by **MR. CUDDINGTON** and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:

- Consider more accessible outdoor areas on the rooftop;
- Design development of the public realm on Seymour Street and the rear lane;
- Reconsider the depth of the setback of the building along Seymour Street.

\* \* \* \* \*



848 Seymour Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

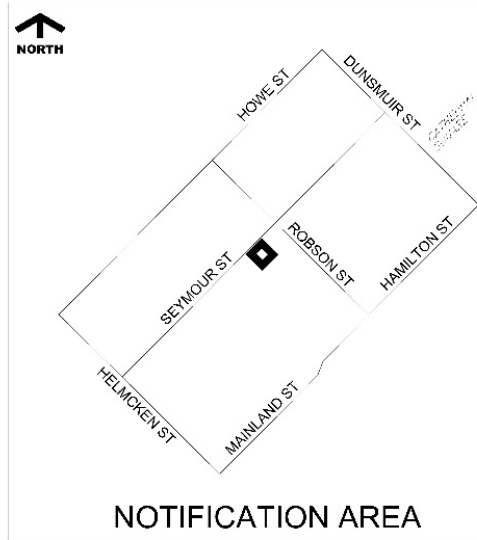
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	November 14, 2022 – December 4, 2022	228 participants (aware)* <ul style="list-style-type: none"> <li>• 83 informed</li> <li>• 18 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	November 10, 2022	10,138 notices mailed
<b>Public Responses</b>		
Online questions	November 14, 2022 – December 4, 2022	3 submittal
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	August 2022 – February 2022	55 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	August 2022 – February 2022	55 submittals <ul style="list-style-type: none"> <li>• 29 responses</li> <li>• 22 responses</li> <li>• 4 responses</li> </ul>
Other input	August 2022 – February 2022	1 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	August 2022 – February 2022	933 participants (aware)* <ul style="list-style-type: none"> <li>• 337 informed</li> <li>• 54 engaged</li> </ul>

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Generally, comments of support fell within the following areas:

- **Neighbourhood context and design:** The proposed hotel building is a better use of space compared to the lot's current use as a surface parking lot. The design of the building is nice and fits in well with the neighbourhood.
- **Hotel stock:** An increase in hotel stock in the City is welcomed and needed as it will support the tourism industry.

Generally, comments of concern fell within the following areas:

- **Height and livability:** The height of the project is too high especially in comparison to the adjacent buildings to the northeast and southwest. Further, there are two existing high-rises on this block; the proposed development will block the views of the surrounding buildings and vice versa.

The building will be too close to the adjacent buildings as it does not meet the minimum tower separation distance.

- **Traffic and parking:** Seymour Street is already a busy thoroughfare especially with the new bike lane and right turn lane on Smithe Street that turns on to Seymour Street. The proposed development will increase vehicle congestion on the street.

The development will be taking away much needed vehicle parking spaces in the City as the lot to be developed currently acts a surface level parking. This will make it difficult for

folks visiting the Granville District and venues such as BC Place and the Orpheum Theatre to find spots for their vehicles.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

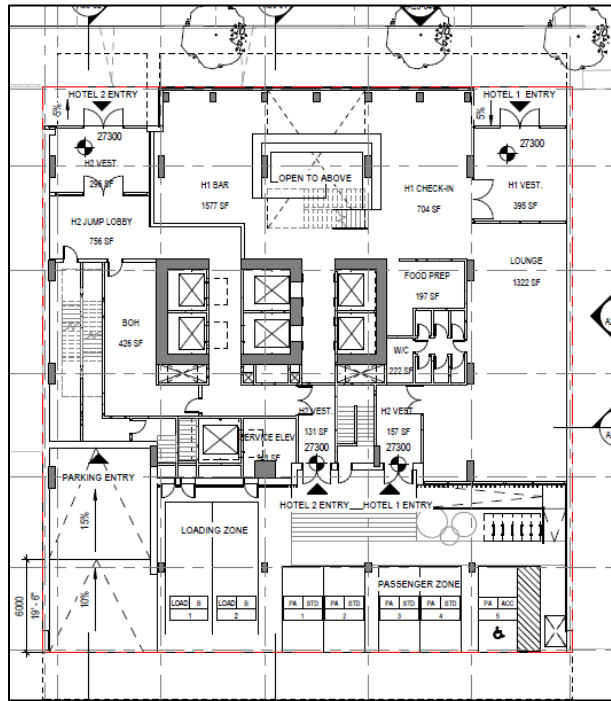
*General comments of concern:*

- There are privacy concerns for the surrounding buildings given the height and size of the proposal. Additionally, the height of the building will cause wind tunnels.
- The building will block views of the sky, and will negatively affect sunlight access from the parks; vegetation growth in the park will be stunted as a result.
- There are enough hotels in the surrounding area, the City does not need more.
- Hotels produce a lot of waste and are not sustainable; the proposal does not match the City's sustainability goals.
- Construction will be disruptive and the addition of hotel activity will create a lot of noise in the neighbourhood.

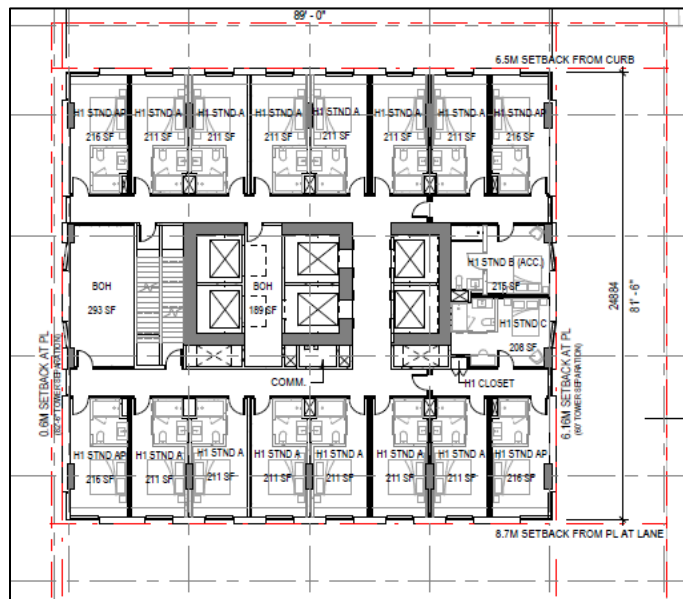
\* \* \* \* \*

848 Seymour Street  
FORM OF DEVELOPMENT DRAWINGS

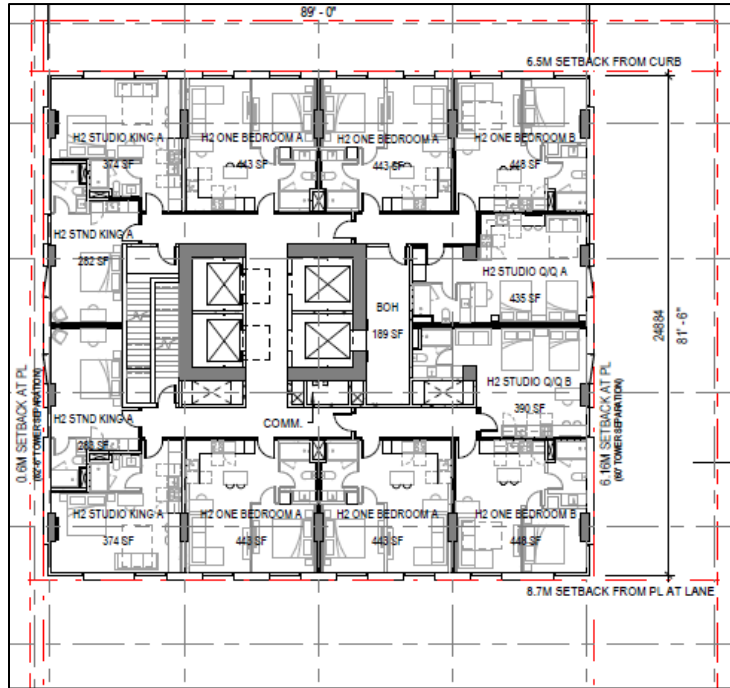
Ground Level Floor Plan



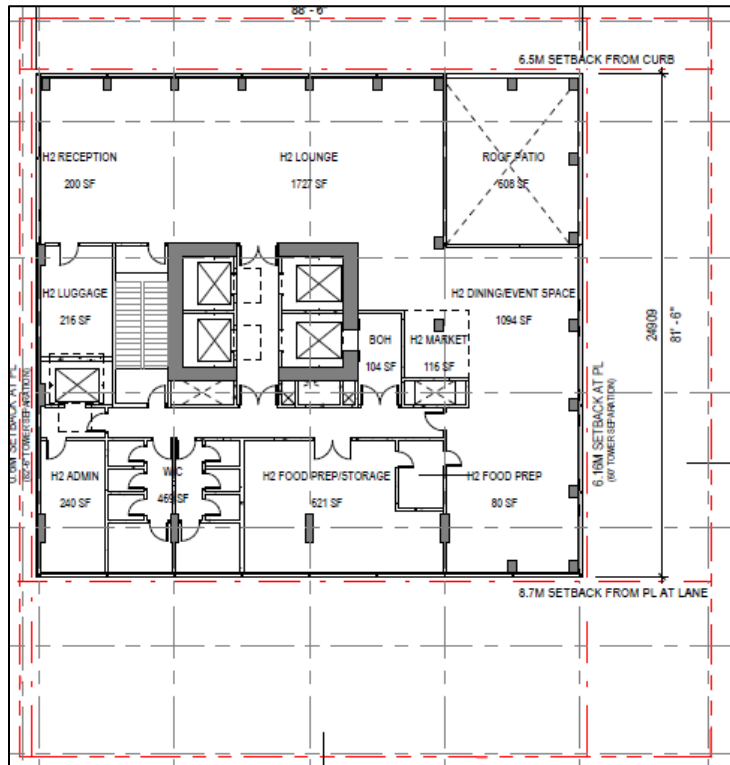
Typical Floor Plan Levels 5 to 17 Floor Plan



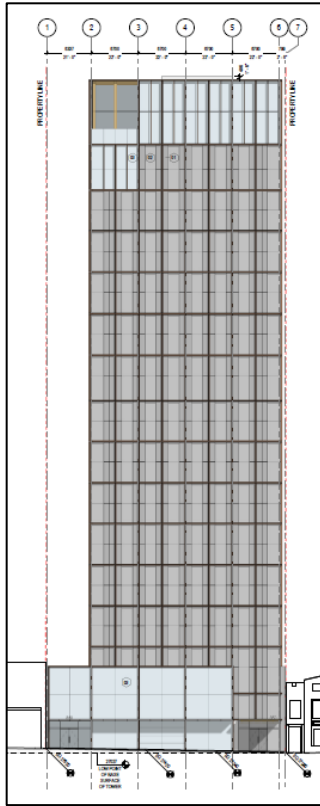
### Typical Floor Plan Levels 18 to 28



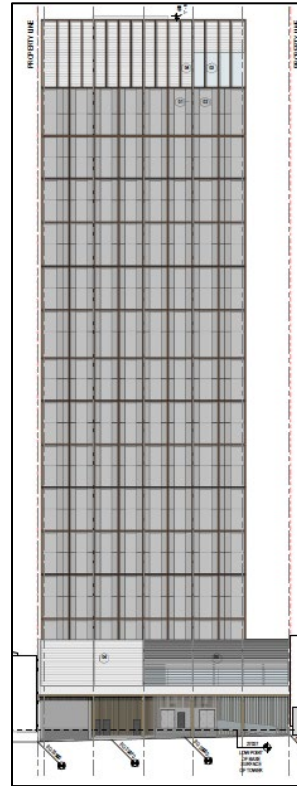
### Level 29 Floor Plan



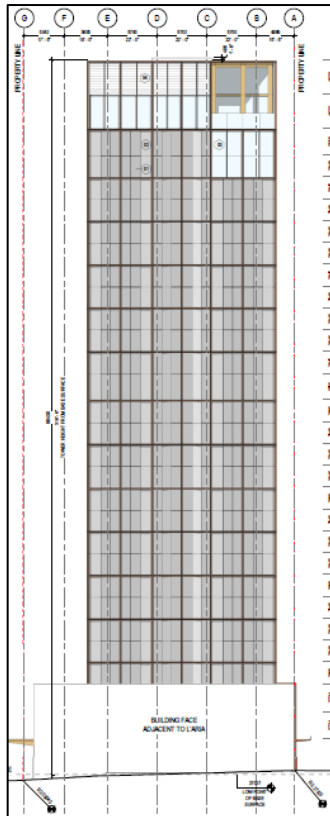
West Elevation



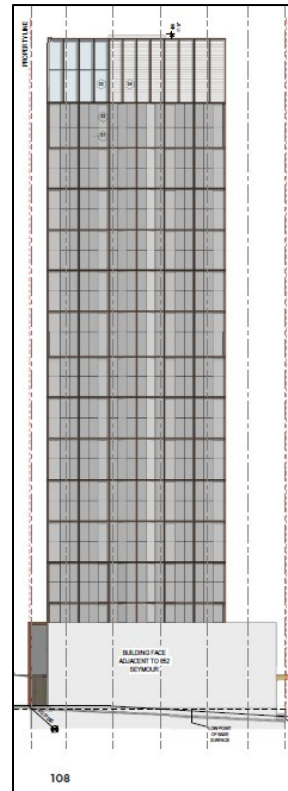
East Elevation



North Elevation



South Elevation



Ground Floor Rendering (Facing Seymour Street)



Ground Floor Rendering (Facing Rear Lane)



**Aerial View (Looking Northeast)**



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**848 Seymour Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Rezone to permit a 30-storey hotel.

**Public Benefit Summary:**

The proposal will provide DCLs, public art contribution and a cash community amenity contribution.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	DD	CD-1
Floor Space Ratio (Site area = 1,253.1 sq. m (13,488 sq. ft.))	5.75	17.67
Floor Area	7,205 sq. m (77,556 sq. ft.)	22,137 sq. m (238,280 sq. ft.)
Land Use	Surface Parking Lot	Hotel

**Summary of Development Contributions Expected under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$5,194,447
Utilities DCL <sup>1</sup>	\$1,627,512
Community Amenity Contribution	\$2,545,868
Public Art <sup>2</sup>	\$471,794
<b>TOTAL</b>	<b>\$9,839,622</b>

<sup>1</sup> Based on by-laws in effect as of September 30, 2023. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

<sup>2</sup> Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

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**848 Seymour Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	848 Seymour Street
<b>Property Identifier (PID) and Legal Description</b>	Lots 7 to 10 and the north ½ of Lot 11 all of Block 64 District Lot 541 Plan 210; PIDs 005-333-849, 005-333-865, 005-333-873, 005-333-911, 005-334-144, respectively
<b>Property Owner</b>	Paul Y. Construction (B.C.) LTD., Inc. No. BC1084240
<b>Architect</b>	Perkins & Will

**SITE STATISTICS**

<b>Site Area</b>	1,253.1 sq. m (13,488 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
Zoning	DD	CD-1
Land Use	Surface Parking Lot	Hotel
Density	5.75	17.67 FSR
Maximum Height	91.4 m (300 ft.) Discretionary height up to 137.2 m (450 ft.)	97.7 m (321 ft.)
Floor Area	7,205 sq. m (77,556 sq. ft.)	22,137 sq. m (238,280 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 59 Bicycle spaces: 33 Loading spaces: 4
Natural assets	2 City Trees	2 City Trees Retained

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