

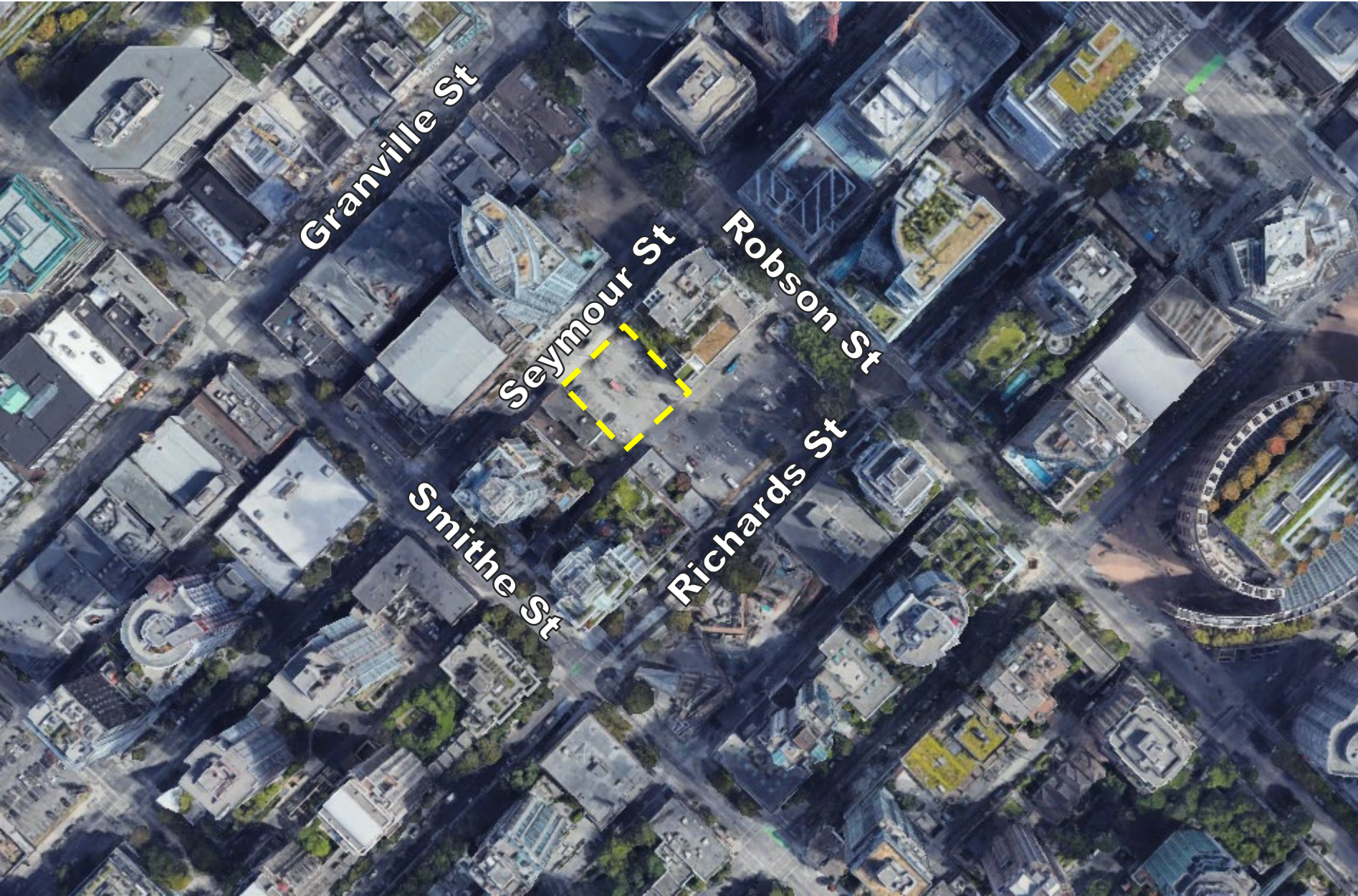
CD-1 Rezoning: 848 Seymour Street

Public Hearing

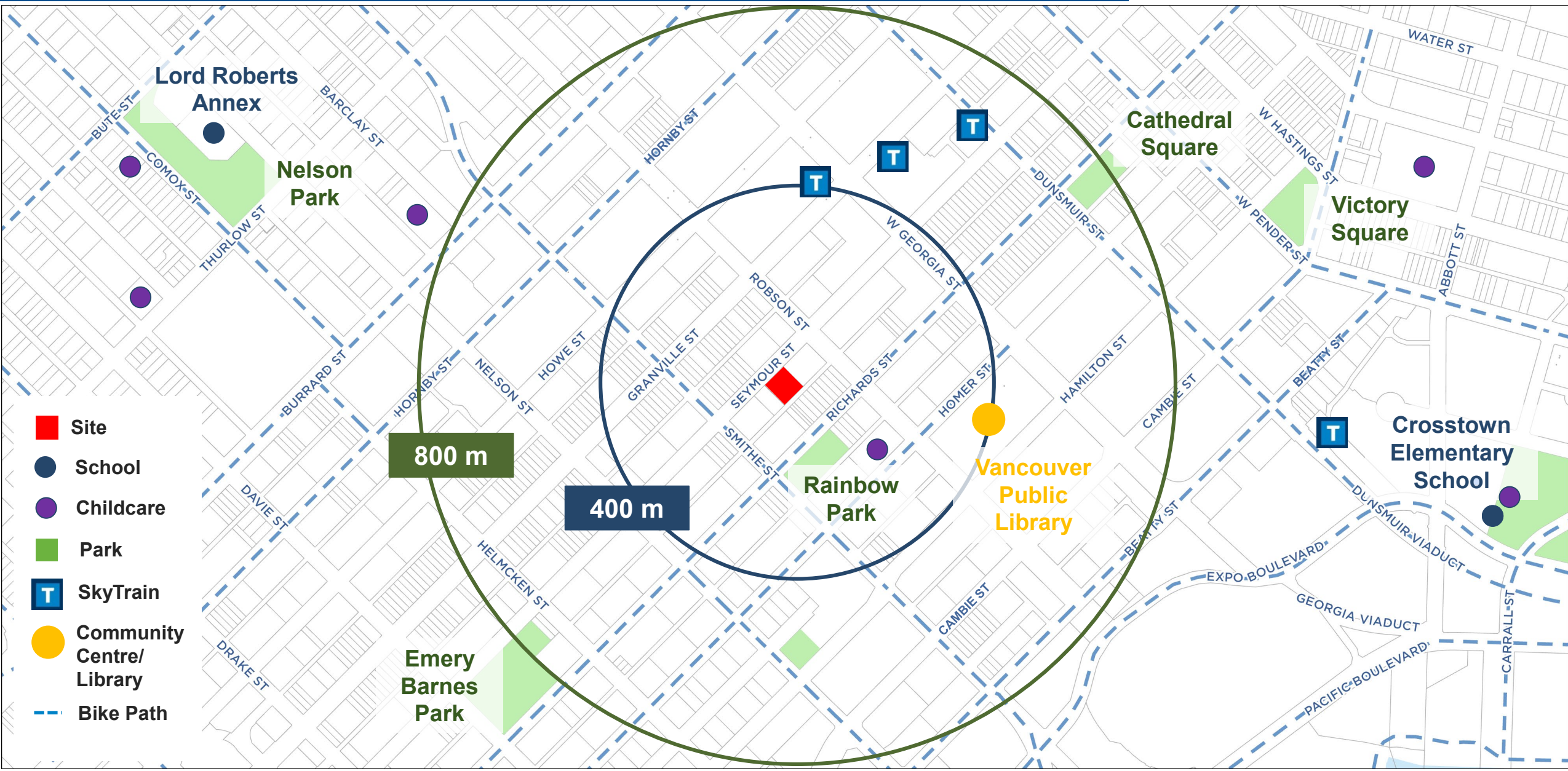
December 14, 2023



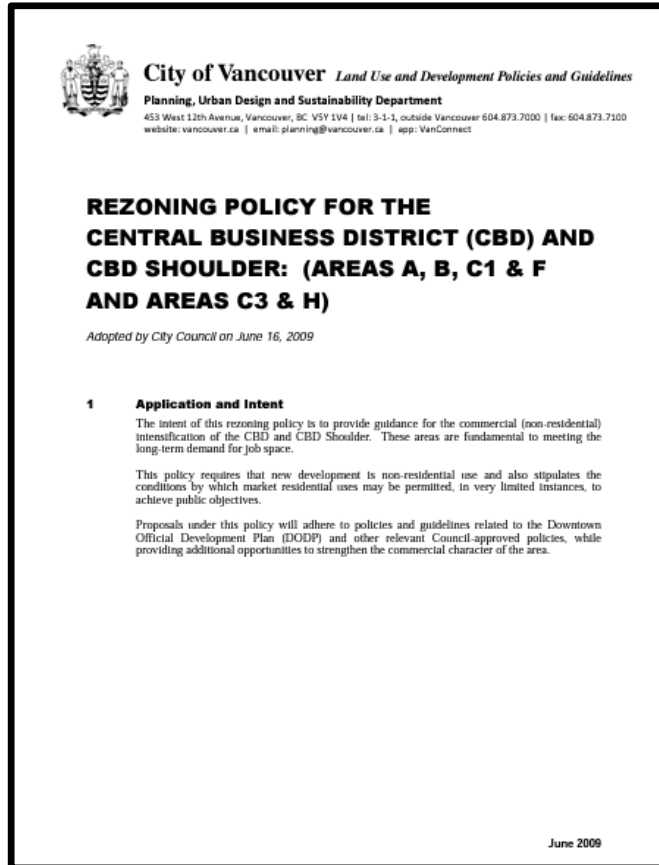
Existing Site and Context



Local Amenities and Services



Policy Context



Rezoning Policy for the CBD and CBD Shoulder

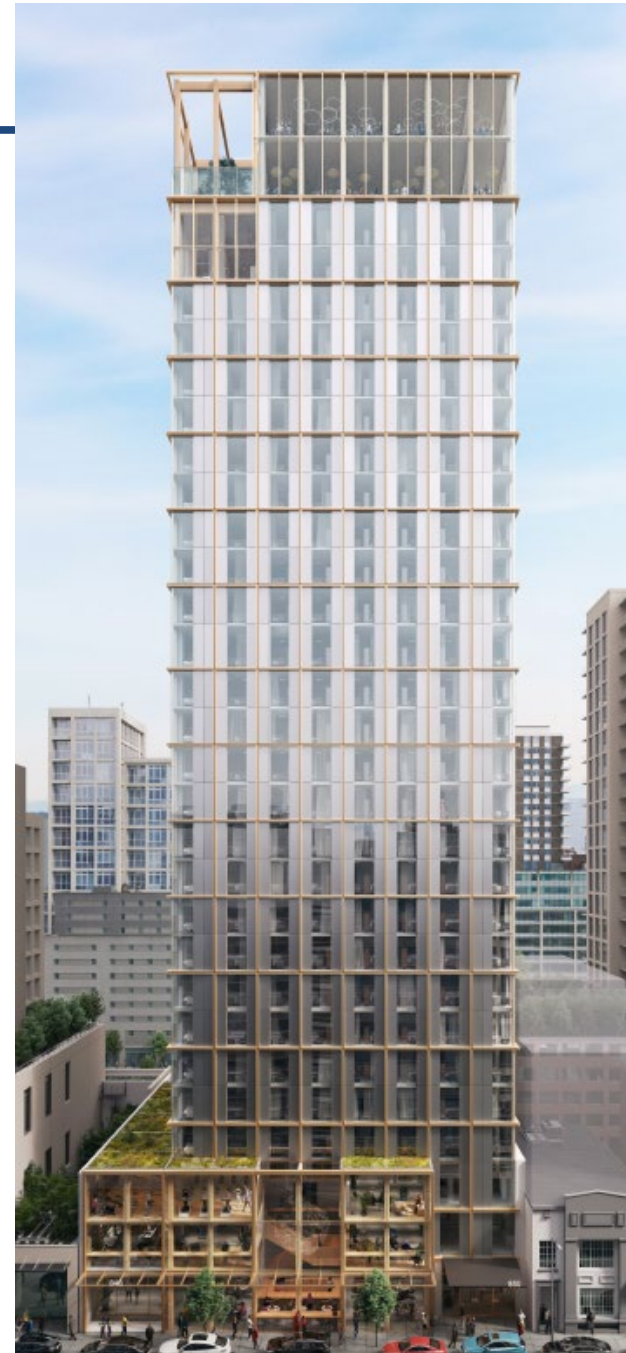
- Consider additional height and density for non-residential uses in the downtown area

Metro Core Jobs and Economy Land Use Plan and Employment Lands and Economy Review (ELER)

- Increase opportunities for new hotels, office, restaurants, retail, cultural venues and other business support services

Proposal

- Application submitted June 24, 2022
- 30-storey hotel building
- 393 hotel rooms
- 22,137 sq. m (238,280 sq. ft.) floor area (17.67 FSR)
- Height of 97.7 m (321 ft.)



Public Consultation

**Postcards Mailed
November 10, 2022**

Postcards distributed	10,138
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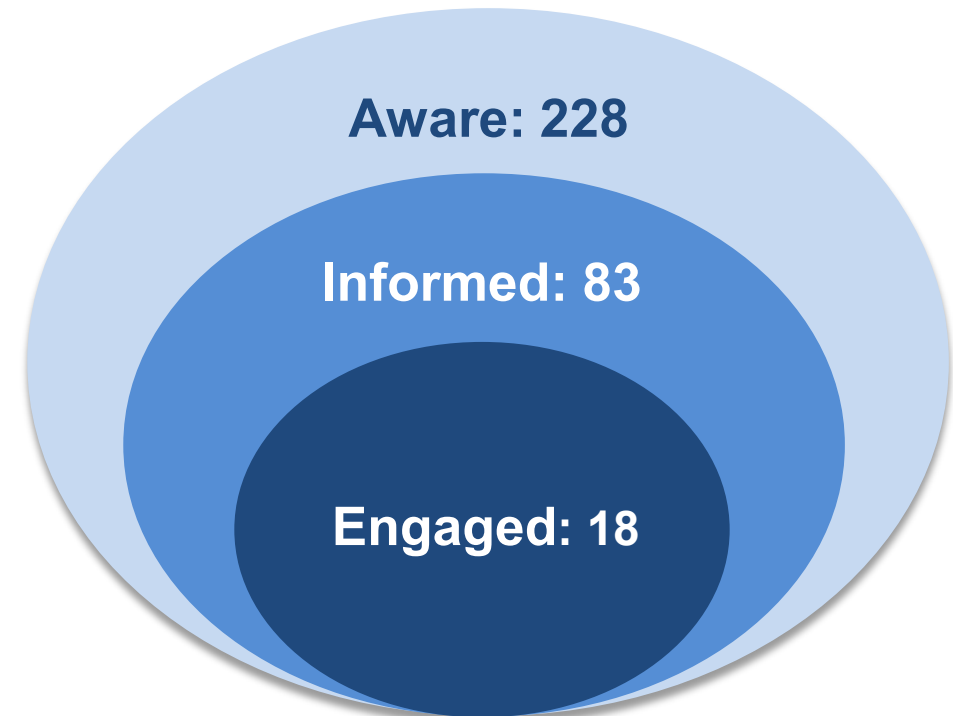
Questions	3
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Comment forms	55
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Other input	1
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Total	59
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**City-hosted
Virtual Open House
November 14 to December 4, 2022**

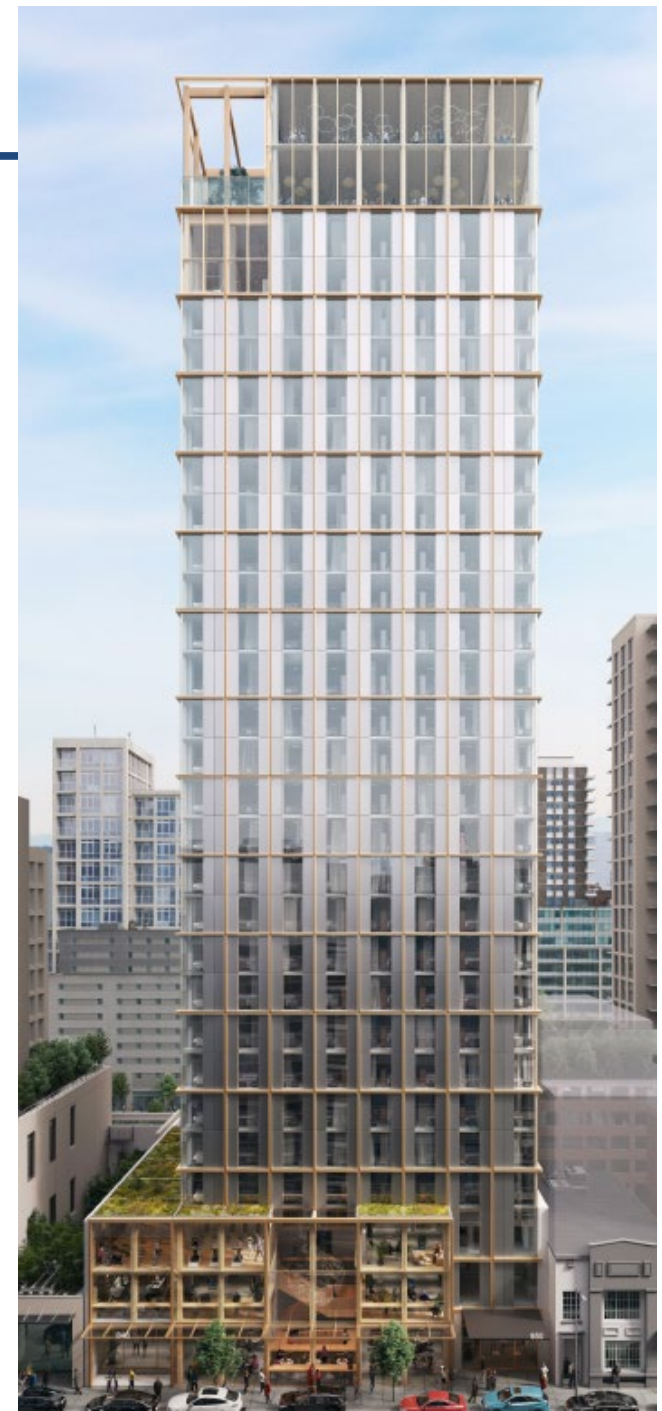


Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$2,545,686
Development Cost Levies (DCLs)	\$6,821,959
Public Art	\$471,794
Total Value	\$9,839,622

Conclusion

- Meets intent of the Rezoning Policy for the CBD and CBD Shoulder and the Metro Core Jobs and Economy Land Use Plan
- Additional 393 hotel rooms
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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