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1121 SEYMOUR STREET (COMPLETE APPLICATION)  
DE416617 - ZONE DD

PC/BAB/MA/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Schwark, Engineering Services  
L. Gayman, Real Estate Services  
D. Naundorf, Housing Centre  
T. Driessen, Park Board

**Also Present:**

P. Cheng, Urban Design & Development Planning  
B. Balantzyan, Development Services  
M. Au, Development Services

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**APPLICANT:**

Endall Elliot Associates  
Attention: Malcolm Elliot  
910B Richards Street  
Vancouver, BC  
V6B 3C1

**PROPERTY OWNER:**

1111 Seymour  
3502 - 1088 Burrard  
Vancouver, BC  
V6Z 2R9

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**EXECUTIVE SUMMARY**

- **Proposal:** To construct a 9-storey multiple dwelling building containing 40 dwelling units, including one detached 3-storey townhouse at grade, all above two levels of underground parking accessed from the lane west of Seymour Street using a Heritage Density Transfer from donor site at 53 West Hastings Street on this site thereby permitting a height increase to 92.5 ft.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. Rear lane landscaping treatment

- **Urban Design Panel: Support**
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE416617 submitted, the plans and information forming a part thereof, thereby permitting the development of a 9-storey multiple dwelling building containing 40 dwelling units, including one detached 3-storey townhouse at grade, all above two levels of underground parking accessed from the lane west of Seymour Street using a Heritage Density Transfer from donor site at 53 West Hastings Street on this site, subject to the following conditions:

- 1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:
  - 1.1 design development to improve the quality of the pedestrian and vehicular experience at the rear lane by providing elements of vegetative greenery where possible;  
  
**Note to Applicant:** Providing a minor 1-2 ft. setback where possible will give the opportunity for vine pockets that can cover up a substantial section of the building's rear wall at the pedestrian level.
  - 1.2 design development to create a more inviting front yard interface by decreasing the height of the proposed gateway fence;
  - 1.3 consideration to improve livability and natural ventilation for the south end units by providing operable windows in the south elevation.
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	74.95 ft. x 120.01 ft.
Site Area	-	-	8,995.0 sq. ft.
Floor Area <sup>1</sup>	Area "L1": Residential 26,985.0 sq. ft. Density Transfer <u>2,699.0</u> sq. ft. Total 29,684.0 sq. ft.	-	Residential 26,985.0 sq. ft. Density Transfer <u>2,146.0</u> sq. ft. Total floor area 29,131.0 sq. ft.
FSR <sup>1</sup>	Area "L1": Residential 3.00 Density Transfer <u>0.30</u> Total 3.30	-	Residential 3.00 Density Transfer <u>0.24</u> Total 3.24
Balconies <sup>2</sup>	Open + Enclosed 2,330.0 sq. ft. (max. 8% of residential area)	-	Open 1,906.0 sq. ft. Enclosed <u>288.0</u> sq. ft. Total 2,194.0 sq. ft.
Height <sup>3</sup>	Overall 70.0 ft. View Cone 388.8 ft.	-	Top of 9 <sup>th</sup> floor slab 73.3 ft. Top of 9 <sup>th</sup> floor roof 81.4 ft. Top of mech. penthouse 92.5 ft.
Parking <sup>4</sup>	Small Car (25% max.) 6	Residential Min. 19 Disability 2	Residential 25 Standard 18 Small Car 4 Disability <u>3</u> Total 25
Loading <sup>5</sup>	-	Class B Residential not req'd.	Class B Residential 0
Bicycle Parking <sup>6</sup>	-	Class A Class B Residential 50 6	Class A Class B Residential 52 0
Amenity <sup>7</sup>	Max. 5,826.0 sq. ft. (20% of 29,131.0 sq. ft.)	-	Levels 1 & 9 1,009.0 sq. ft.
Dwelling Unit Area <sup>8</sup>	-	Min. 400.0 sq. ft.	Studio unit Type J (Levels 3-6)
Dwelling Units	-	-	Studio 4 1-Bedroom 30 2-Bedroom <u>6</u> Total 40

<sup>1</sup> **Note on FSR and Floor Area:** The Development Permit Board may permit an increase in the maximum permitted floor area and FSR to include a 10 percent transfer of heritage floor space pursuant to Section 3.14 of the Downtown Official Development Plan. Staff support this area increase. Standard Condition A.1.1 seeks a Letter "B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site.

<sup>2</sup> **Note on Balconies:** Section 3.7 of the Downtown Official Development Plan allows up to 50 percent of excluded balcony area to be enclosed.

<sup>3</sup> **Note on Height:** The proposal exceeds maximum permitted building height. The Development Permit Board may permit an increase in the maximum height, under the Interpretation clause of the Downtown Official Development Plan By-Law. Staff support this height increase.

<sup>4</sup> **Note on Parking:** The proposal provides adequate parking but some parking stall dimensions are in deviation of the Parking By-law, and Standard Condition A.1.10 seeks compliance.

<sup>5</sup> **Note on Loading:** As proposed number of dwelling units is less than 100, the proposal does not require a loading facility, and none is proposed.

<sup>6</sup> **Note on Bicycle Parking:** The proposal is deficient in the number of Class B bicycle spaces, and Standard Condition A.1.13 seeks compliance.

<sup>7</sup> **Note on Amenity:** The DDODP permits amenity areas to be excluded from the computation of the FSR to a maximum of 20 percent of the permitted floor area or 10,000.0 sq. ft., whichever is the lesser.

<sup>8</sup> **Note on Dwelling Unit Area:** Standard Condition A.1.5 seeks confirmation that Studio Unit Type J on Levels 4-6 complies with the minimum required area of 400.0 sq. ft.

GUIDELINE TECHNICAL ANALYSIS - Downtown South Guidelines (excluding Granville Street)

	PERMITTED (MAXIMUM)	RECOMMENDED	PROPOSED
Tower Width or Depth for floors above 70 ft. [Section 4.1.3(a)]	90 ft.	range of 75 ft. - 85 ft.	Tower width 27.0 ft.± Tower depth 41.0 ft.±
Tower Floor Plate for floors above 70 ft. <sup>1</sup> [Section 4.1.3(b)]	maximum floor plate to be limited to 3,500 sq. ft. gross area for 300 ft. tower height and 175 ft. frontage.	-	Maximum Tower Floor Plate Level 9 1,115.0 sq. ft. Rooftop mech. 566.0 sq. ft.
Floor-to-Floor Heights [Section 4.1.4]	maximum average floor-to-floor heights of 10.0 ft.	typical floor-to-floor heights generally between 8.5 ft. and 9.0 ft.	Level 1 9.50 ft. Levels 2 - 7 8.75 ft. Level 8 9.50 ft. Level 9 9.75 ft. ± Rooftop mech. 11.00 ft. ±
Front Yard & Setbacks [Section 4.2.1]	20 ft. (≤ 70 ft. height) no maximum over 70 ft.	12 ft. for all heights	Levels 1 - 8 12.0 ft. Level 9 50.5 ft. Rooftop mech. 50.5 ft.
Side Yard & Setbacks Interior Side [Section 4.2.2(d)]	no maximum for all heights	40 ft. (> 70 ft. height)	North Side Yard All levels 0.00 ft. South Side yard Levels 1 - 3 0.00 ft. Levels 4 - 8 40.00 ft. Level 9 47.83 ft. Rooftop mech. 61.50 ft.
Rear Yard & Setbacks <sup>2</sup> [Section 4.2.3(a)]	no maximum for all heights	10 ft. (≤ 35 ft. height) 30 ft. (> 35 ft. height)	Levels 1 - 8 0.00 ft. Level 9 28.00 ft. Rooftop mech. 28.00 ft.
Horizontal Angle of Daylight [Section 4.4]	-	habitable rooms to have at least one window with unobstructed view of 50° or sum of 70° over a distance of 80 ft.	All habitable rooms contain windows with unobstructed views over a distance of 80.0 ft, except that south-facing windows are obstructed over a distance of 34.0 ft.
Semi-Private Open Space <sup>3</sup> [Section 7.2]	-	residential units to provide an aggregate area of 50 sq. ft. per unit (40 units x 50 sq. ft. = 2,000 sq. ft.)	Courtyard (Level 1) Urban Ag. (Level 9)
Private Open Space [Section 7.3]	-	residential units to have access to a private outdoor space with a minimum width of 6 ft.	Residential units have access to a private outdoor space with a minimum width of 6 ft.

<sup>1</sup>Note on Tower Floor Plate: Level 9 floor area does not include area under the cantilevered canopy.

<sup>2</sup>Note on Rear Yard & Setbacks: While Section 4.2.3 (a) of the Downtown South Guidelines requires a rear yard setback, Section 4.2.3 (c) encourages a minimal setback for sites that are within 110 ft. from a street corner to ensure flanking street definition (Helmcken Street). Design Condition 1.1 seeks a minor setback for landscape edge-planting purposes.

<sup>3</sup>Note on Horizontal Angle of Daylight: Some south-facing windows along the lower storeys are obstructed beyond 34.0 ft. Staff support this reduction.

<sup>3</sup>Note on Semi-Private Open Space: Sufficient amount of semi-private open space appears to be provided, but needs to be quantified. Standard Condition A.1.8 seeks confirmation.

• **Legal Description**

Lots: 33, 34, and 35  
Block: 93  
District Lot: 541  
Plan: 210

• **History of Application:**

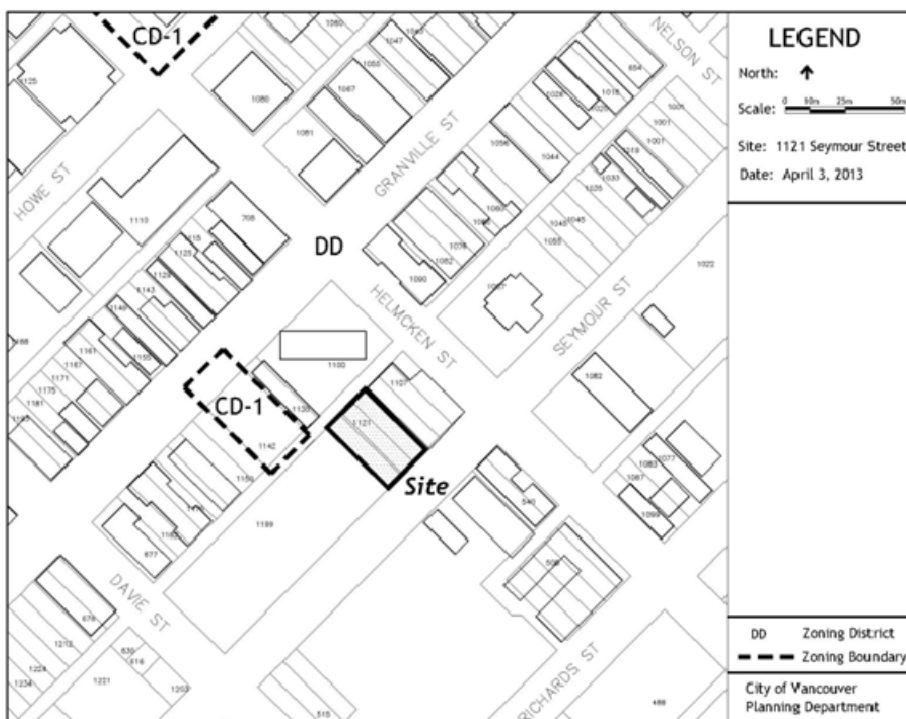
13 02 28 Complete DE submitted  
13 04 24 Urban Design Panel  
13 05 22 Development Permit Staff Committee

• **Site:** The site has 75 ft. of frontage against Seymour Street with a lot depth of 120 ft. The site slopes down from the lane approximately 4.5 ft. to the front property line.

• **Context:** The site is within the "New Yaletown" sub-area of Downtown South. Within the immediate neighbourhood, there is a wide variety of uses including residential, hotel, office, social service, retail and entertainment uses. The project site is located mid-block on the west side Seymour street, between Helmcken and Davie streets. Located across Seymour street is Emery Barnes Park. Located due south is the Brava, a 32-storey and 26-storey residential tower complex, accompanied by the International Film Centre. Directly adjacent to the north of the site is an existing two-storey commercial building, which was approved by Council at Public Hearing on May 15, 2013 to be rezoned to CD-1 for the development of a 15-storey building providing 81 units of social housing and social service centre.

Significant adjacent development includes:

- (a) Hotel Granville - 14-storey hotel
- (b) 1107 Seymour - existing two-storey commercial building, rezoned CD-1 for a 15-storey building providing 81 units of social housing and social service centre space
- (c) 1133 Seymour, "The Brava", 32-storey tower, 26-storey tower and the International Film Centre
- (d) Emery Barnes Park
- (e) 7-storey residential building
- (f) 1107 Seymour - site approved for a 15-storey social housing and social service centre.



• **Background:**

Prior to the submission of the complete development application, staff had discussions with the applicant regarding the form of development including; parking access arrangements, landscape treatments, open space and livability of the dwelling units. During this period, the applicant agreed to place a townhouse unit against the south property line in order to partially obscure the existing blank party wall belonging to the property located due south.

Staff also agreed with the applicant to introduce a combined parking access ramp that can serve this project as well as for the future adjacent development located due west at 1107 Seymour.

This proposal is seeking a total FSR of 3.24, of which 0.24 FSR is attributable to a Heritage Density transfer. The applicant is expecting to purchase this density from 53 West Hastings (Paris Block).

• **Applicable By-laws and Guidelines:**

1. **Downtown Official Development Plan**

Density up to 3.0 FSR and a building height up to 70 ft. is permitted in area L1 for an internal mid-block site with less than 200 ft. of frontage. The ODP also allows for an additional 10 percent density increase for the transfer of heritage density.

Variations may be considered by the Development Permit Board with respect to the permitted height of buildings, social and recreational amenities and facilities under the Interpretation Section.

2. **Downtown South Guidelines (excluding Granville Street)**

The guidelines provide qualitative parameters for built form, public realm and open space, livability, architectural treatment, etc.

3. **View Protection Guidelines**

City Council has adopted view cones to protect selected threatened public views.

• **Response to Applicable By-laws and Guidelines:**

1. **Downtown Official Development Plan**

The residential-only use meets the intent of sub-area L1 in DD. The proposed floor space area seeks the permissible 3.0 FSR with an additional floor area of 0.24 FSR through transfer of heritage density, which is less than the maximum allowable increase of 10% under the Plan.

The proposed height, as measured from base surface at the street-facing elevation to the top of mechanical penthouse, is 92.5 ft. This building height primarily results from the provision of a semi-private, indoor and outdoor social amenity space located on above the residential storeys. While the resulting proposed height of 92.5 ft. exceeds the general height limit of 70 ft. for properties with less than 200 ft. of site frontage, staff have reviewed the impacts of this additional building height with respect to shadow, overlook and privacy on the public and private realms, and deem the effect to be negligible. Staff recommend that the Board exercise its authority under the provisions of the Interpretation Section of the DDODP with respect to the permitted height of buildings, social and recreational amenities and facilities, to permit this height increase.

## 2. Downtown South Design Guidelines

**Height, Built form and Massing:** The proposed form and massing are generally well-resolved and was supported unanimously by the Urban Design Panel. The proposal conforms to the Guidelines with respect to minimum building heights, front/side/rear yard setbacks and vehicular and pedestrian circulation. While the proposed form departs from the guidelines' expectation for a continuous low-rise streetwall along the entire frontage of the property, staff recognize that the proposed form maximizes the number of dwelling units that can derive enjoyment from the private courtyard. Further, the proposal succeeds in maximizing the number of dwelling units that have views to both the fronting street and the rear lane.

**Public Realm/Open Space:** The proposed front yard treatment conforms with the guidelines through the required 12 ft. building setback that is treated with a rich palette of hard and soft garden landscaping and a second row of street trees. In Design Condition 1.2, staff require a slight reduction to the height of the front yard fence and gate, in order to achieve a more welcoming appearance to the public street.

Design Condition 1.1 calls for an enhancement to the pedestrian and vehicular experience in the rear service lane by requiring an amenable edge treatment. In order to satisfy Section 5.5.3 and 4.2.3(c) of the Downtown South Guidelines, the condition calls for a modest rear yard setback at appropriate areas, to be treated with a combination of hard and soft landscaping.

**Livability:** Overall, the livability of the dwelling units is acceptable in the context of a mid-block low-rise infill building. While the dwelling units in the upper levels conform to the Horizontal Angle of Daylight requirements of unobstructed views for 80 ft. for all major living spaces, the lower levels seek a relaxation of the unobstructed view length to approximately 34 ft. minimum (allowable for low-rise projects under Section 4.5(b) of the Downtown South Guidelines). Staff have evaluated this request for relaxation and recognize that these units are afforded a richly-landscaped semi-private courtyard as the primary outlook, while also simultaneously having oblique views to both the street and rear lane.

Substantial semi-private amenity spaces are also provided on the ninth floor as well as in the semi-private courtyard. Further, staff have also considered the site's proximity to Emery Barnes as a positive factor in the assessment of livability for this project.

Design Condition 1.3 requests the applicant to consider the provision of additional west-facing windows for the lane-facing dwelling units as a means to increase access to natural light and views towards the lane.

## 3. View Protection Guidelines

Viewcone 3.2.1 dictates the maximum allowable height for this site, which is 387 ft. The proposal is substantially below this height limitation, with a maximum overall height of 92.5 ft. as measured to the top of the elevator mechanical penthouse.

### ● **Conclusion:**

Staff believe the proposal has satisfactorily met the various policy and guideline expectations of the area, as well as the design and program challenges of this site, and recommend approval subject to the conditions in this report.



## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 24, 2013, and provided the following comments:

### EVALUATION: SUPPORT (10-0)

- **Introduction:** Paul Cheng, Development Planner, introduced the proposal for a site between Helmcken and Davie Streets. The proposal is for a 72 foot tall building which staff considered was in keeping with the parameters of the ODP. Mr. Cheng noted that in working out the siting of the project, staff were open to a courtyard concept that allowed an open view through the site but were concerned with the amount of unadorned blank sidewall of the neighbouring development. In response the applicant has proposed to locate a 2-storey townhouse against that sidewall, which staff accept as a good design move.

Mr. Cheng explained that in the assessment of the proposal, staff had two minor concerns about the general landscaping treatment facing the street and the lane. Facing the street, the entrance sequence involves a grade change that requires a ramp which is currently proposed in a slightly circuitous fashion, with an entrance gate that seems rather high as seen from the sidewalk. As well, at the rear lane interface, the projects in this zone are expected to provide a high quality lanescape through the provision of hard and soft landscaping and the avoidance of blank walls.

Advice from the Panel on this application is sought on the following:

- 1) Does the proposed treatment of the front yard provide a high-quality and animating interface with the public realm?
- 2) Does the proposed treatment of the rear yard provide an aesthetically-pleasing appearance of the lane edge?

Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Alan Endall, Architect, further described the proposal noting that the guidelines for the area tend to recommend for infill sites more of a front to back organization. This would result in half of the units facing onto the lane that might have liveability issues so they thought the courtyard arrangement made for wide shallow units and they get a view to the park across the street. As well they get good sunlight exposure and they look onto the courtyard space. Mr. Endall noted that each suite has an enclosed balcony as well as an open balcony that face one another. The single townhouse unit was added at the advice of staff and he said it works well to frame the courtyard for added privacy. There is a small amenity space off the lobby that is available to the residents with two units at grade with private patios. He stated that they are at LEED™ Silver for the sustainability strategy.

Doran Fishman, Landscape Architect, described the landscape plans noting the two large street trees that will remain with an addition of a second row. He described the landscaping for the courtyard and mentioned that stepping up the parking garage ramp is a set of stairs with natural materials and some lighting. As well there is a water feature in the courtyard. The roof will have urban agriculture with built-in seating area and green roof that is not accessible.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider flipping the enclosed balconies;
  - Consider adding an element at the top of the stairs in the courtyard;
  - Design development to improve the solar response on the building.

- **Related Commentary:** The Panel supported the proposal and thought it was a good example of an infill project.

The Panel thought the project was very well handled and had a great transition from the sidewalk into the private and public spaces. The Panel was mixed in support of the townhouse. While some thought it was a good addition others thought it didn't belong. One Panel member thought it wasn't necessary to conceal the neighbouring building and thought there were ways to landscape the area to soften the wall. Another Panel member felt there was an opportunity for an urban mansion but thought it cut off views to the park. As well one Panel member suggested having a coffee shop on the corner that could activate the courtyard.

A number of Panel members thought the enclosed balconies should be flipped in order to take advantage of the view to the park.

The Panel supported the landscape plans with one Panel member suggesting the front entry could be more open to understand better the location of the lobby. Also it was suggested that a little more space on the lane could be used for greening the blank wall. The Panel also liked the landscaping over the entry to the parking garage. However, several Panel members suggested having a destination at the top of the stairs such as a bench or small pool with bubbling water.

A couple of Panel members thought there could be some improvement on the sustainability side especially regarding the solar response on the facades. One Panel member thought the applicant might have some difficulty meeting the City's green policies and suggesting looking at alternative mechanical systems. Also it was suggested that the townhouse should have a green roof to improve the overlook.

- **Applicant's Response:** Mr. Endall thanked the Panel for their comments. He said he liked the idea of flipping the enclosed balconies and they would look into that possibility. He noted that there are a lot of restrictions for enclosed balconies and wanted to set up a situation with the living space having the opportunity to see diagonally into the park.

## ENGINEERING SERVICES

The Parking and Loading Design Supplement requires that parking ramps be a maximum of 12.5% unless there is a site hardship, in which case the slope can be as high as 15% (as long as there are appropriate transition slopes at the top and bottom of the ramp). Staff have reviewed several existing parking ramps which have slopes up to 18% and believe that the vehicular operational and safety issues associated with a steeper ramp are resolvable for this site, as long as there are appropriate measures in place, such as transition slopes to ensure that drivers will be able to see the ramp over the hoods of their cars and not bottom out. Staff are requesting a design by a qualified professional engineer to ensure that any issues are appropriately resolved.

Ramps with steeper slopes also create increased challenges for bicycle access, which staff are asking the applicant to mitigate where possible, through improvements to other facilities. See Standard Condition A.2.4

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

## HERITAGE PLANNING

The Heritage Group has reviewed the Letter 'A' submitted and concludes that the stated seller has adequate density to cover this transfer. Letter 'B' will be required as per Standard Condition A.1.1.

## SOCIAL PLANNING INFRASTRUCTURE

### COMMON AMENITY AREAS

The proposed 9 story multiple dwelling and 3 storey dwelling unit proposed on this site, includes a total of 5 units with two or more bedrooms (12.5% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore considered in the review of plans for this site.

Consistent with these guidelines the 9<sup>th</sup> floor roof level includes a multi-purpose amenity room, with kitchenette, and accessible washroom, located adjacent to an outdoor common amenity area. The ground level also contains a creatively landscaped common outdoor area which can accommodate a range of children's play activity.

### URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments, including the necessary supporting infrastructure.

Consistent with these guidelines, the 9<sup>th</sup> floor common outdoor amenity area contains garden plots, along with the infrastructure necessary to support urban agricultural activity, (tool storage, a potting bench, and hosebib) design development is needed to include a compost bin for yard waste. (See Standard Condition A.1.24)

## ENVIRONMENTAL PROTECTION BRANCH

A Stage 1 Preliminary Site Investigation pertaining to 1111 Seymour Street was received and reviewed. The development permit application indicated the project file has changed from 1111 Seymour Street and is now identified as 1121 Seymour Street.

The subject property was developed as a residential premise in 1910s and in 1980 was converted to hotel use. A site profile will not be required as the land use has been residential since 1910.

## PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include:

spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

#### **NOTIFICATION**

On April 26<sup>th</sup>, 2013, 2456 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There has been one phone call response to the notification with a general question on height of proposed building.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

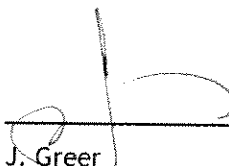
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, Official Development Plan and Parking By-law, it requires decisions by both the Development Permit Board and Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

It requires that the Board exercise its authority under the provisions of the Interpretation section of the Downtown Official Development Plan for an increase in the maximum height, and to the addition of floor area generated by the transfer of heritage floor space pursuant to Section 3.14 of the Downtown Official Development Plan.

It also requires the Board to consider a reduction in the Horizontal Angle of Daylight distance for a small number of living spaces, on the south elevation, as described in the Downtown South Guidelines.

Staff committee supports this proposal subject to the conditions contained in this report.

  
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J. Greer  
Chair, Development Permit Staff Committee

  
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P. Cheng  
Development Planner

  
\_\_\_\_\_  
B. Balantzyan  
Project Coordinator

Project Facilitator: M. Au

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

A.1.1 provision of "Letter B" which includes confirmation from the owner of the "donor" site that the Heritage Density Transfer Agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;

A.1.2 provision of City building grades, both existing and finished grades to be shown on the site plan and elevation drawings;

**Note to Applicant:** An up-to-date copy of the City building grades plan is also to be submitted.

A.1.3 provision of detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

A.1.4 provision of a minimum of 5.7 m<sup>3</sup> (200.0 cu. ft.) of useable storage space for each dwelling unit for the storage of bulky items, e.g., winter tires, ski and barbecue equipment, excess furniture, etc., in accordance with Planning By-law Administration Bulletin entitled, "Bulk Storage - Residential Developments", noting the following:

- i. the storage area(s) may be below grade with individual lockers in a common space or may be provided en-suite;
- ii. en-suite bulk storage room area must be minimum 25.0 sq. ft. for dwelling units that have a ceiling height of 8.0 ft.;
- iii. bulk storage rooms located in the underground parking levels appear to be substandard in size; and
- iv. if en-suite storage rooms exceed 3.7 m<sup>2</sup> (40.0 sq. ft.), the total area will be included in the computation of the Floor Space Ratio (FSR);

A.1.5 confirmation that all dwelling units have a minimum floor area of 37.0 m<sup>2</sup> (400.0 sq. ft.) in accordance with Section 10.21.2 of the General Regulations of the Zoning and Development By-law, noting the following:

- i. Studio Unit Type J on Levels 3 to 6 appears to be substandard in size; and
- ii. the measurement of the dwelling unit size, for the purpose of Section 10.21, shall be calculated using the inside dimension of the walls;

**Note to Applicant:** Interior partition walls, within the dwelling unit, are to be included in the measurement. Further, any bulk storage EXCLUDED FROM FSR CALCULATIONS shall NOT be included in the measurement of the dwelling unit floor area.

A.1.6 provision of the following items concerning Level 3 of the detached townhouse:

- i. inclusion of the covered roof-deck area in the computation of the FSR; and
  - ii. notation/clarification of the proposed use of the room adjacent to the roof-deck;
-

A.1.7 provision of details of balcony enclosures;

(Note to Applicant: To qualify for an exclusion from floor space ratio [FSR] calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: **"All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines."** Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.)

A.1.8 provision of semi-private open space as required by Section 7.2 - Semi-Private Open Space, of the Downtown South Guidelines (Excluding Granville Street);

**Note to Applicant:** Submission of a floor area overlay demonstrating provision of a minimum 2,000.0 sq. ft. of semi-private open space is required.

A.1.9 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning;

**Note to Applicant:** Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations."

A.1.10 compliance with Section 4.8.1 - Size of Parking Spaces, and Section 4.8.2 - Size of Small Car Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services, noting the following:

- i. a minimum width of 2.7 m (8'-10") is required for standard stalls, e.g., Stalls No. 7-10, and 2.6 m (8'-6") for small cars, e.g., Stall No. 2, located adjacent to a wall, fence, or other similar structure;
- ii. where both sides of a parking space abut any portion of a fence or structure, a minimum width of 2.9 m (9'-6") is required for standard stalls, e.g., Stall No. 3 and 19;
- iii. confirmation that a minimum of 6.58' (2.0 m) vertical clearance is provided for Stalls 22 and 23 on Level P2; and
- iv. provision of a sign indicating a reduced vertical clearance for Stall No 1 and 2 on Level P1;

**Note to Applicant:** Sheet No. A.024 shows a minimum vertical clearance of 4.91' (1.5m), and a sign should be installed indicating "CAUTION - LOW CLEARANCE" in minimum 10 cm (4 in.) high black letters on a yellow background.

A.1.11 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

---

**Note to Applicant:** A minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

- A.1.12 provision to confirm that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>

- A.1.13 provision of bicycle parking in accordance with Section 6 of the Parking By-law, noting the following:

- i. at least 20 percent of the Class A bicycle spaces must be bicycle lockers, and a maximum of 30 percent of the required Class A bicycle spaces may be vertical; and

**Note to Applicant:** Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law, should be graphically represented with doors for easier identification on the floor plans.

- ii. a minimum of six (6) Class B bicycle spaces, readily visible to visitors, is required to be provided on site;

- A.1.14 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

- A.1.15 provision of the following notations on the submitted plans:

- i. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law"; and
- iv. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law #6555"

### Standard Landscape Conditions

- A1.16 provision of a separate planting plan for the terrace and roof level plantings, including terraces on Levels 3, 7 and the urban agriculture deck and the extensive green roof;
-



A1.17 provision of a notation specifying the type of extensive green roof planting system to be used;

**Note to applicant:** The Planting List should specify whether or not the groundcover plants listed are for the green roof.

A1.18 clarification of the groundcover specified for the Level 1 interior courtyard;

**Note to applicant:** On the submitted Planting Plan L2.1, the symbol for the ground cover is obscured by another label.

A1.19 provision of additional details on Grading Plan L3.1 indicating top and bottom elevations of the planter walls and stair elevations for the townhouse entrances along Seymour Street;

A1.20 provision of large scale sections (1/4"=1' or 1:50) illustrating the townhouse to public realm interface of the townhouses facing Seymour Street;

**Note to applicant:** The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

A1.21 provision of a high efficiency irrigation system for all common areas, including the entry and upper terrace areas. Hose bibs shall be provided in all private patio that show individual planting pots and small planters. Notations to that effect should be added to the drawings;

**Note to applicant:** The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

#### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

A1.22 provision of a security fence and gate around the pad-mounted transformer located along the rear property line;

A1.23 provision of a bright, well-lit and easily surveillable underground parking garage including the strategic installation of glazing from stairs and elevator lobbies to the parkade, lites within the doors that lead to the bike parking and storage facilities, and mirrors which reveal activity around blind corners;

#### Social Planning/Housing Centre/ Cultural Affairs

A.1.24 design development to the 9<sup>th</sup> level urban agriculture area to include a compost bin for yard waste.

#### A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, for consolidation of Lots 33, 34, & 35 Block 93 District Lot 541 Plan 210;

A.2.2 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, the Director of Planning, and the Director of Legal Services, to secure for the adjacent property at 1107 Seymour Street, being Lots 36, 37, & 38 Block 93 District Lot 541 Plan VAP210, on future development thereof, access to the parkade;

---

A.2.3 compliance with the Parking By-law and Engineering Services' Parking and Loading Design Supplement, to the satisfaction of the General manager of Engineering Services, with provision of the following:

- I. an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas in order to be able to calculate slopes and cross falls. Elevation and section drawings must be submitted; and
- II. either a revised ramp design with a maximum slope of 15% with the required transitions or a revised design with a maximum slope of 18% signed and sealed by a qualified Professional Engineer;

**Note to Applicant:** The 20% slope shown is beyond the 15% maximum slope permitted in the Parking and Loading Design Supplement. Consider ramping past the corner to reduce the maximum ramp slope to 15%. Engineering has concerns with regards to vehicle safety, transition slopes, and bicycle access with a 20% ramp

(Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604.871.6279 for more information.)

A.2.4 provision of an improved access route for cyclists, where possible, to the Class A bicycle parking spaces;

**Note to Applicant:** 15% and greater ramp slopes make access to the bicycle spaces challenging for many users. Improvements to stairwells, elevators, etc. may help mitigate this issue.

A.2.5 provision of Downtown South landscape treatments adjacent the site;

**Note to Applicant:** Please forward a separate copy of the Landscape Plan directly to Engineering Services for review.

A.2.6 provision of design elevations along the property line adjacent all entrances;

**Note to Applicant:** The following design elevations are required on Level 1 floor plan, Sheet A.010: EL 77.20' at the Trash Lift, EL 76.86' opposite stepped exit, and EL76.61' at the centre of ramp.

A.2.7 the General Manager of Engineering Services will require all utility services to be underground for "conditional" developments;

**Note to Applicant:** All electrical services to the site must be primary with all electrical plant, including, but not limited to, junction boxes, switchgear, pad-mounted transformers and kiosks, including non-BC Hydro kiosks, located on private property. The applicant should consult BC Hydro to define an area within the development footprint to accommodate such electrical plant. Confirmation is required that this space has been allocated and agreement between both parties has been met.

In addition, there is to 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 review and approval by the Utilities Management Branch.

---

**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.3.1 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.

A.3.2. The property owner shall, as required by the Manager of Environmental Protection 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.

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated May 22, 2013. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 The Environmental Protection Branch advises that an Erosion and Sediment Control Plan is required at the Building Permit application stage for review and acceptance.
- B.1.3 The Addressing Coordinator advises that additional addresses will be required prior to issuance of the Building Permit, and unit numbers are to be assigned, e.g., first storey (100 series), second storey (200 series), etc.

A floor layout plan, including addressing and unit numbers, is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. Mrs. R. Foster should be contacted at 604.873.7784 for information.

- B.1.4 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 16, 2013**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.5 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.6 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.7 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.2 Conditions of Development Permit:**

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 Amenity areas of 242.0 sq. ft. on Level 1 and 767.0 sq. ft. on Level 9, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.3 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
-

- B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
- B.2.5 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.6 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.7 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- B.2.8 The property owner shall, as required by the Manager of Environmental Protection 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.
- B.2.9 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.10 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.11 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.12 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at [vancouver.ca/financegrowth](http://vancouver.ca/financegrowth).
-

### Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on February 27<sup>th</sup>, 2013 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

#### Below Grade Development

1. The interconnecting opening between the parking levels of this development and the adjoining building crosses a property line and will need to be treated with measures that prevent the spread of fire and/or smoke to the adjoining building. It is assumed that exiting from each building is entirely contained within each respective building.
2. The storage garage is to have a clearance of 2.3m, where it provides vehicular access and parking to a parking space for persons with disability and to include areas beyond the space to facilitate turnaround. Based on the proposed accessible parking stalls, this will be required for parking levels P1 and P2.
3. A designated path for pedestrian is required in addition to the vehicle ramp width in order to provide access to the central stair/elevator core. A connecting stair could be considered as an alternative to using the ramp.

#### Above-Grade Development

1. \*Exit remoteness (ie: distance between exits) of the above grade storeys are insufficient and must be a 9m apart as prescribed by Division B, Clause 3.4.2.3.(1)(a). The method of measurement for distance between exits would be determined as how the smoke travels between the exit doors and not as an occupant of the building. NOTE: The amenity level may meet the half diagonal rule for distance between exits.
  2. Fire-fighting provisions, as per Division B, Subsection 3.2.5., and shall clearly indicate the location of the fire-department response point (including location of the CACF), the location of the fire department connection and its distance to existing fire hydrants. It appears that the principal entrance of this building is very close to exceeding the maximum limit of 15m, as required by Division B, Clause 3.2.5.5.(2)(b).
  3. This building is classified as a high building and shall conform to the provisions of Division B, Subsection 3.2.6. Also, the building is connected with the adjoining, high rise building, at the parking level.
  4. Exit through the lobby exit (Division B, Article 3.4.4.2.) may exceed the 15m limit to the exterior.
  5. Exit protection of the rear exit stair/path, located adjacent to the PMT, is required for openings adjacent to or above this exit path.
  6. Exit protection of the front building entry pathway is required for i) the townhouse B openings that are within 3m horizontally and ii) second storey openings, that are within 5m above the exit path.
-

7. Spatial separation requirements are applicable between the principal building and townhouse unit "C" as this building is not connected with the remainder of the building.
8. The building is to be provided with access for persons with disabilities, including the provisions of Division B, Article 3.8.2.27. There is insufficient latch side clearance at the suite entry doors.
9. Roof top deck shall be provided with a second means of egress, where they exceed an occupant load of 60 persons.
10. Green roofs typically do not meet the roof covering classification of Class A, B or C, so an alternative solution will be required to address the provision of Division B, Subsection 3.1.15.
11. The development must comply with ASHRAE 90.1 - 2077 Standard. Compliance forms to be submitted for building permit applications.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

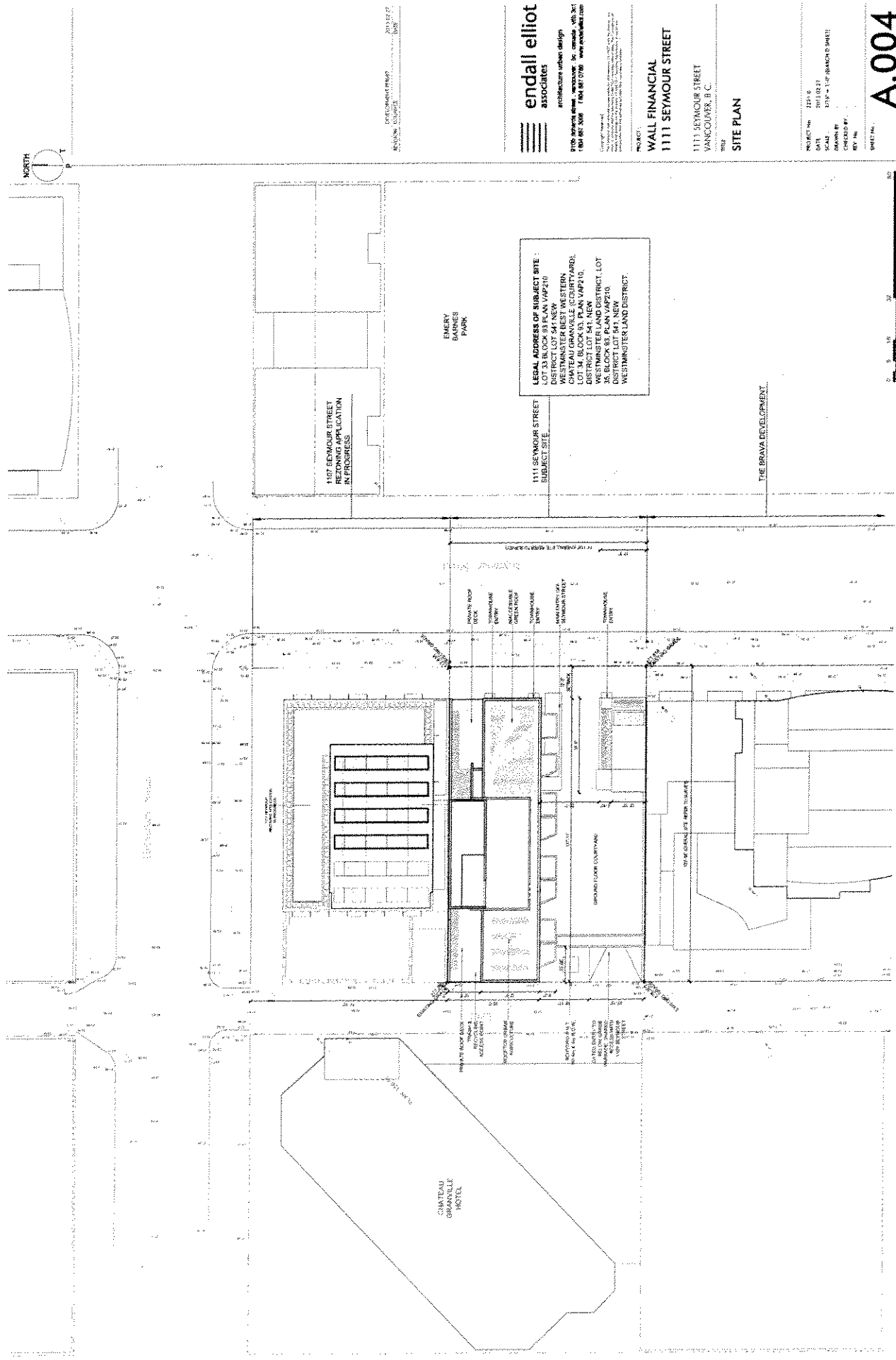
Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

---







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PROJECT:  
**WALL FINANCIAL**  
**1111 SEYMOUR STREET**  
 VANCOUVER, B.C.  
 DRAWN BY:  
**SITE PLAN**

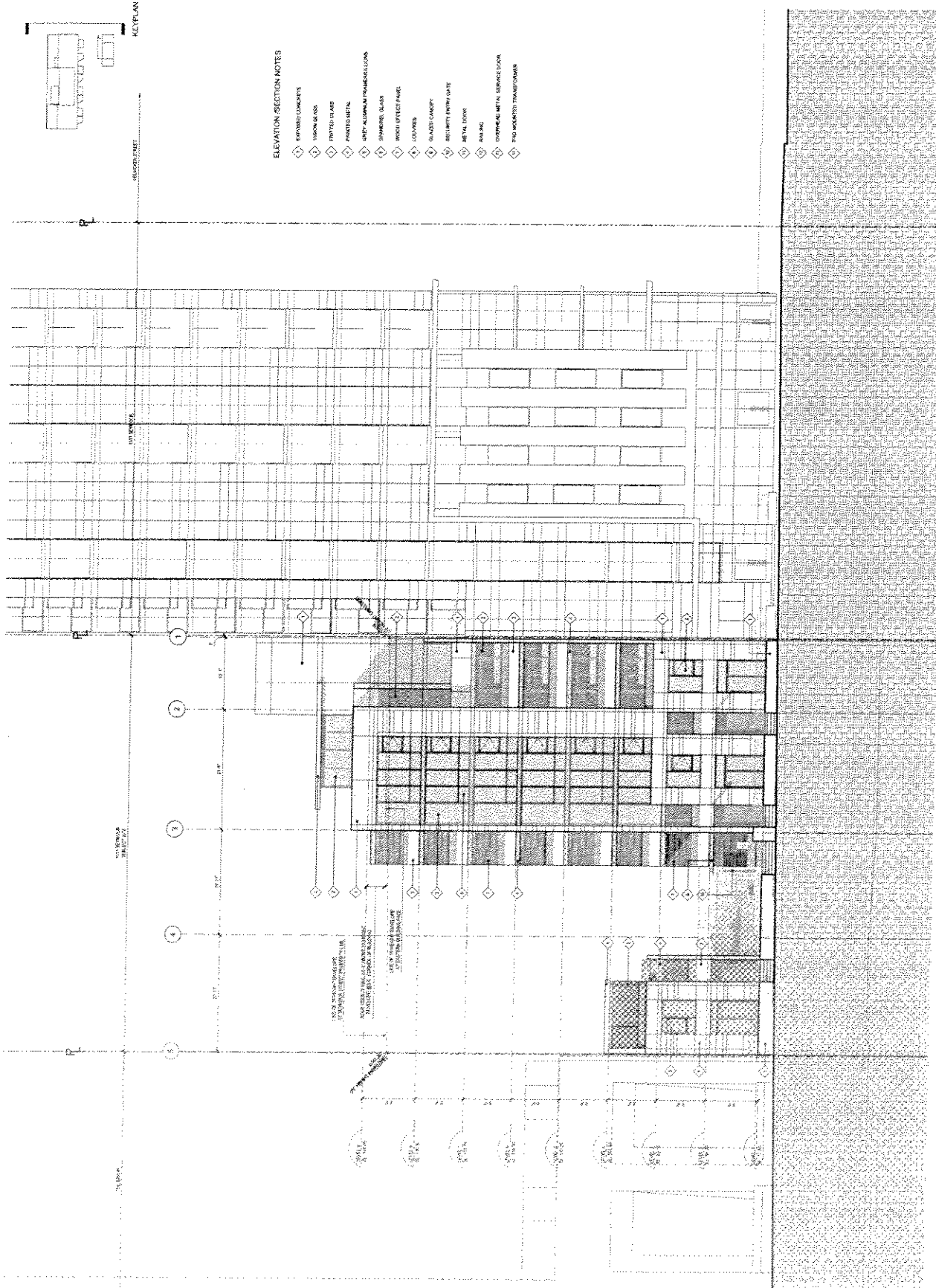
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 CHECKED BY:  
 REV. NO.:

**A.004**

**LEGAL ADDRESS OF SUBJECT SITE:**  
 LOT 33 BLOCK 89 PLAN VAP210  
 WESTMASTER WESTERN  
 CHATEAU GRANVILLE (COURTYARD)  
 LOT 14 BLOCK 63 PLAN VAP110  
 DISTRICT LOT 841 NEW  
 35 BLOCK 89 PLAN VAP210  
 DISTRICT LOT 841 NEW  
 WESTMASTERLAND DISTRICT.

Appendix D: page 2 of 10





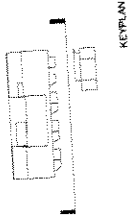
- ELEVATION SECTION NOTES**
- ◇ EXPOSED CONCRETE
  - ◇ VENEER BRICKS
  - ◇ TINTED GLASS
  - ◇ PAINTED METAL
  - ◇ GYPSUM ALUMINUM FINISH/COLORS
  - ◇ SPANTEL GLASS
  - ◇ WOOD EFFECT PANELS
  - ◇ COLORES
  - ◇ GLASSY CANOPY
  - ◇ SECURITY ENTRY GATE
  - ◇ METAL DOOR
  - ◇ RAINING
  - ◇ CENTRAL METAL SERVICE DOOR
  - ◇ TWO MOUNTED TRANSFORMER

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604.687.2000 FAX 604.687.0196 www.endall-elliott.com

PROJECT  
**WALL FINANCIAL**  
1111 SEYMOUR STREET  
1111 SEYMOUR STREET  
VANCOUVER, B.C.  
TITLE  
**EAST ELEVATION**  
FACING SEYMOUR ST.

PROJECT NO. 2211.0  
DATE 05.11.11  
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CHECKED BY:  
REV. NO.  
SHEET NO.

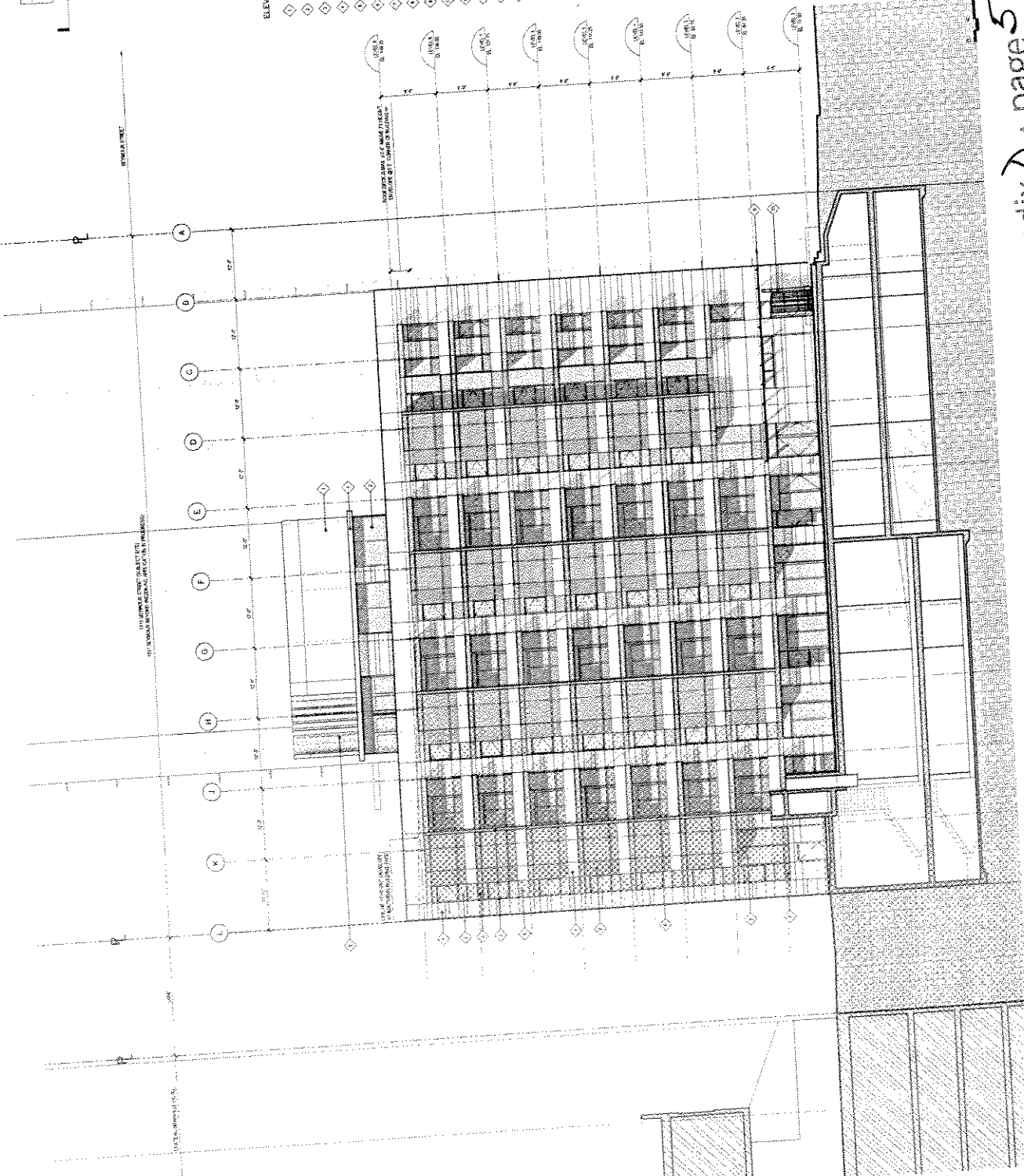
**A.020**



KEY PLAN

ELEVATION SECTION NOTES

- ◇ EXPOSED CONCRETE
- ◇ VENEER IN AREA
- ◇ PAINTED GLASS
- ◇ PAINTED METAL
- ◇ DARK ALUMINUM FRAME/CLADDING
- ◇ FINISHING GLASS
- ◇ IRON/STEEL PANEL
- ◇ CONCRETE
- ◇ GLAZED CONCRETE
- ◇ SECURITY ENTRY GATE
- ◇ METAL DOOR
- ◇ WALLING
- ◇ INSULATED METAL SERVICE DOOR
- ◇ PAU ADJUSTED TRANSPARENT



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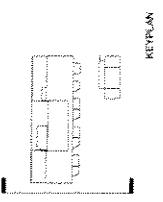
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PROJECT:  
**WALL FINANCIAL**  
**1111 SEYMOUR STREET**  
 VANCOUVER, B.C.  
 TITLE:  
**SOUTH ELEVATION**  
**MAIN BUILDING**

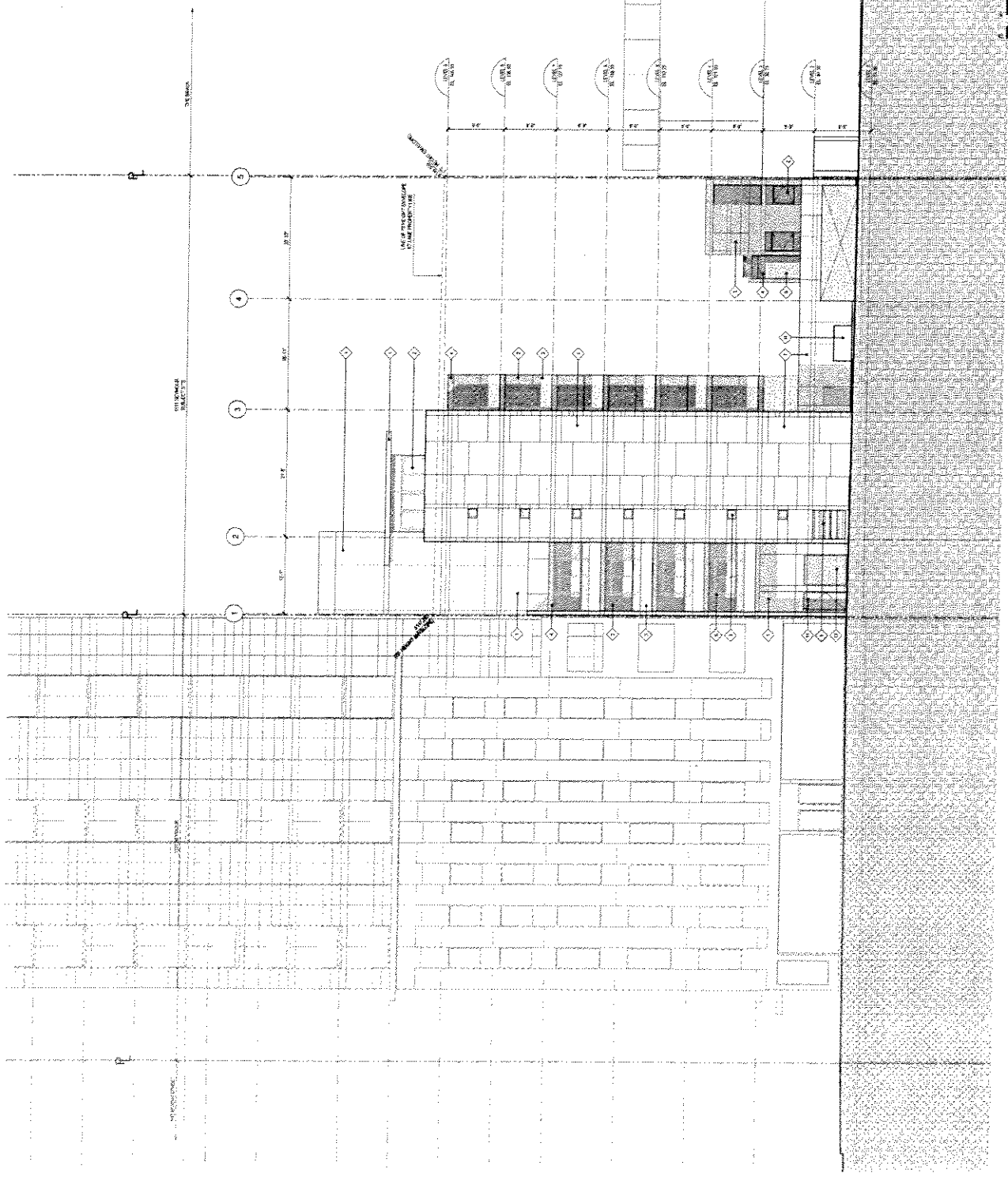
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 SHEET NO.: [illegible]

**A.021**

Appendix D ; page 5 of 10



KEY PLAN



ELEVATION SECTION NOTES

- ◇ EXPONDED CONCRETE
- ◇ VENEER GLASS
- ◇ PRINTED GLASS
- ◇ PAINTED METAL
- ◇ GRAY ALUMINUM FRAMES/ MULLIONS
- ◇ SPANDREL GLASS
- ◇ WOOD EFFECT PANEL
- ◇ LAMINATE
- ◇ GLAZED CANOPY
- ◇ SECURITY ENTRY GATE
- ◇ METAL DOOR
- ◇ PARKING
- ◇ OVERHEAD METAL SERVICE DOOR
- ◇ FINISHED TOWER/STAIRS

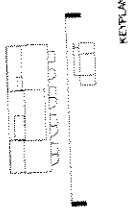
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 PROJECT: 1111 SEYMOUR STREET

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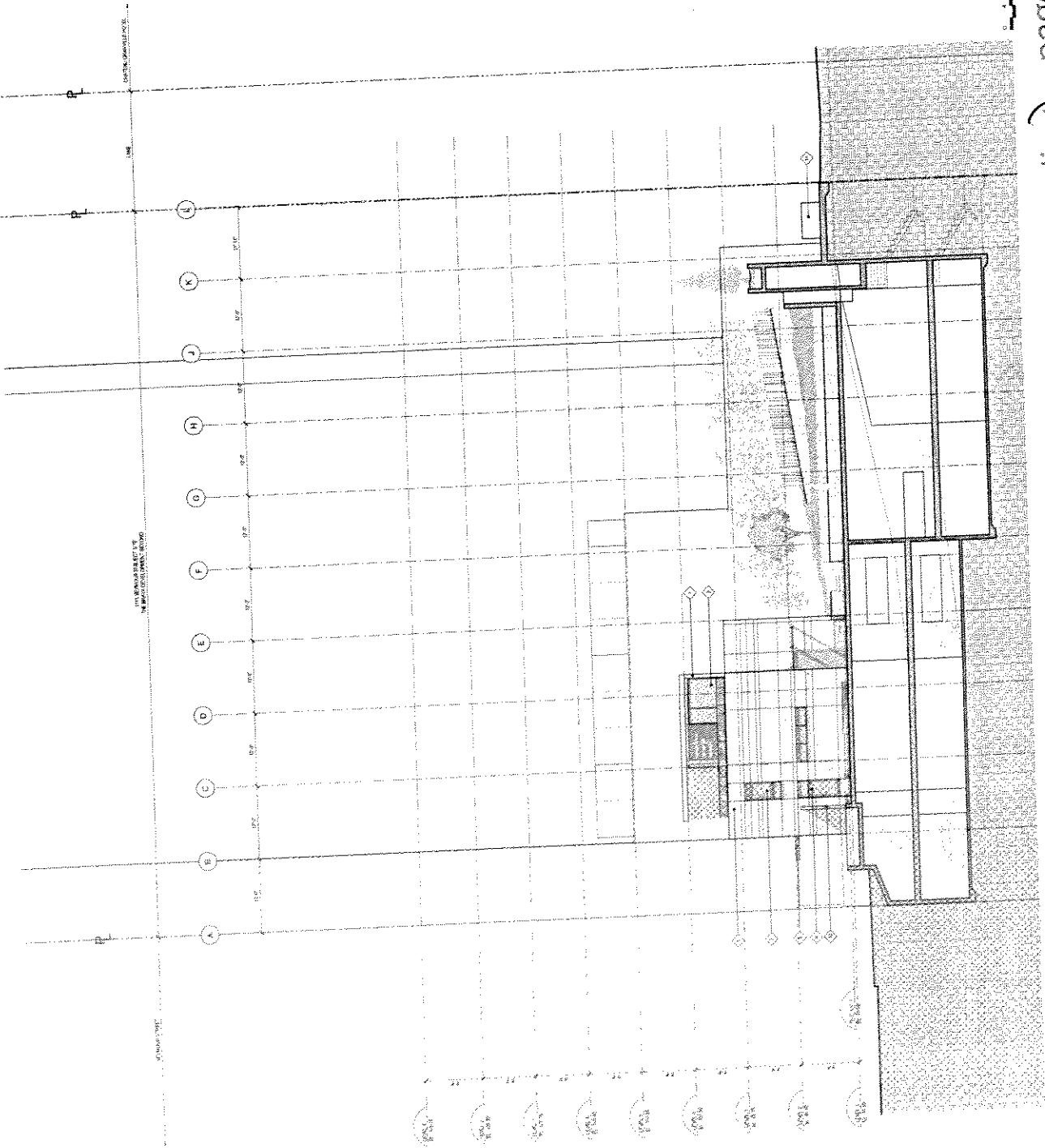
PROJECT:  
**WALL FINANCIAL**  
**1111 SEYMOUR STREET**  
 MANHATTAN, N.Y.  
 THIS DRAWING IS THE PROPERTY OF ENDALL ELLIOT ASSOCIATES  
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
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PROJECT No. 11111  
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 CHECKED BY: [Name]  
 DATE: [Date]  
 SHEET No. **A.022**

Appendix D ; page 6 of 10



KEY PLAN



- ELEVATION SECTION NOTES
- ◇ REPAIRS CONCRETE
  - ◇ VISION GLASS
  - ◇ ARTIST'S GLASS
  - ◇ PAINTED METAL
  - ◇ GREY ALUMINUM FINISHED FRAME
  - ◇ SPANDREL GLASS
  - ◇ WOOD EFFECT PANEL
  - ◇ LAMINATE
  - ◇ GLAZED LAMPY
  - ◇ SECURITY ENTRY GATE
  - ◇ METAL DOOR
  - ◇ FINISH
  - ◇ OUTDOOR METAL SERVICE DOOR
  - ◇ PRO INDICATES TRANSOMER

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 REV. NO.:

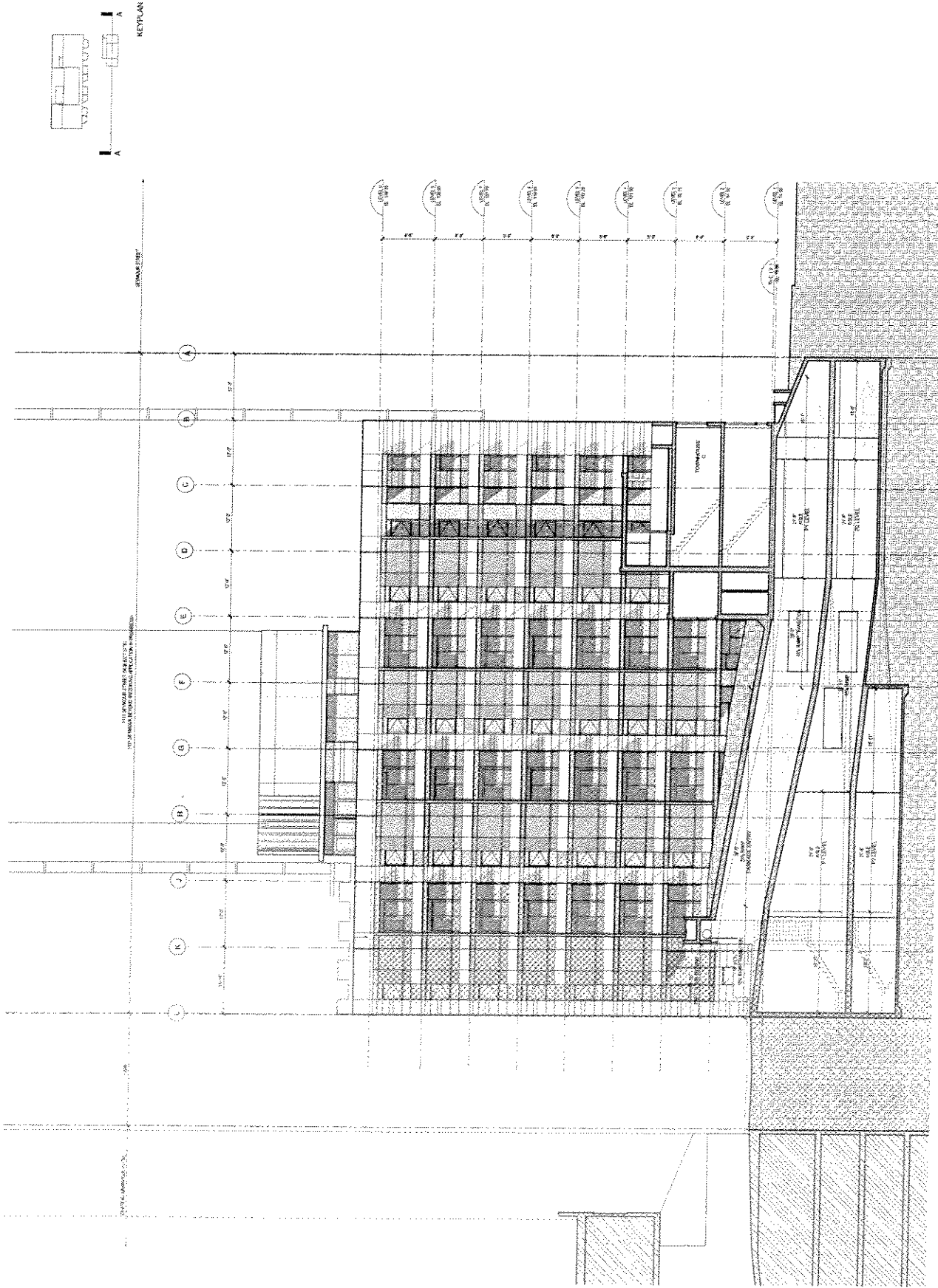
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PROJECT:  
**WALL FINANCIAL**  
**1111 SEYMOUR STREET**  
 VANCOUVER, B.C.  
 TITLE:  
**NORTH ELEVATION**  
**TOWNHOUSE**

PROJECT No. 2711.0  
 DATE: 04/20/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 REV. No.:

**A.023**

Appendix 2 : page 7 of 10



DEVELOPMENT PERMIT  
 VANCOUVER BOARD  
 2014.02.27  
 1111 SEYMOUR STREET

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PROJECT  
**WALL FINANCIAL**  
**1111 SEYMOUR STREET**

1111 SEYMOUR STREET  
 VANCOUVER, B.C.

**BUILDING**  
**SECTION AA**

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 DATE 2014.02.27  
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 CHECKED BY  
 REV. NO.

**A.024**

Appendix D ; page 8 of 10

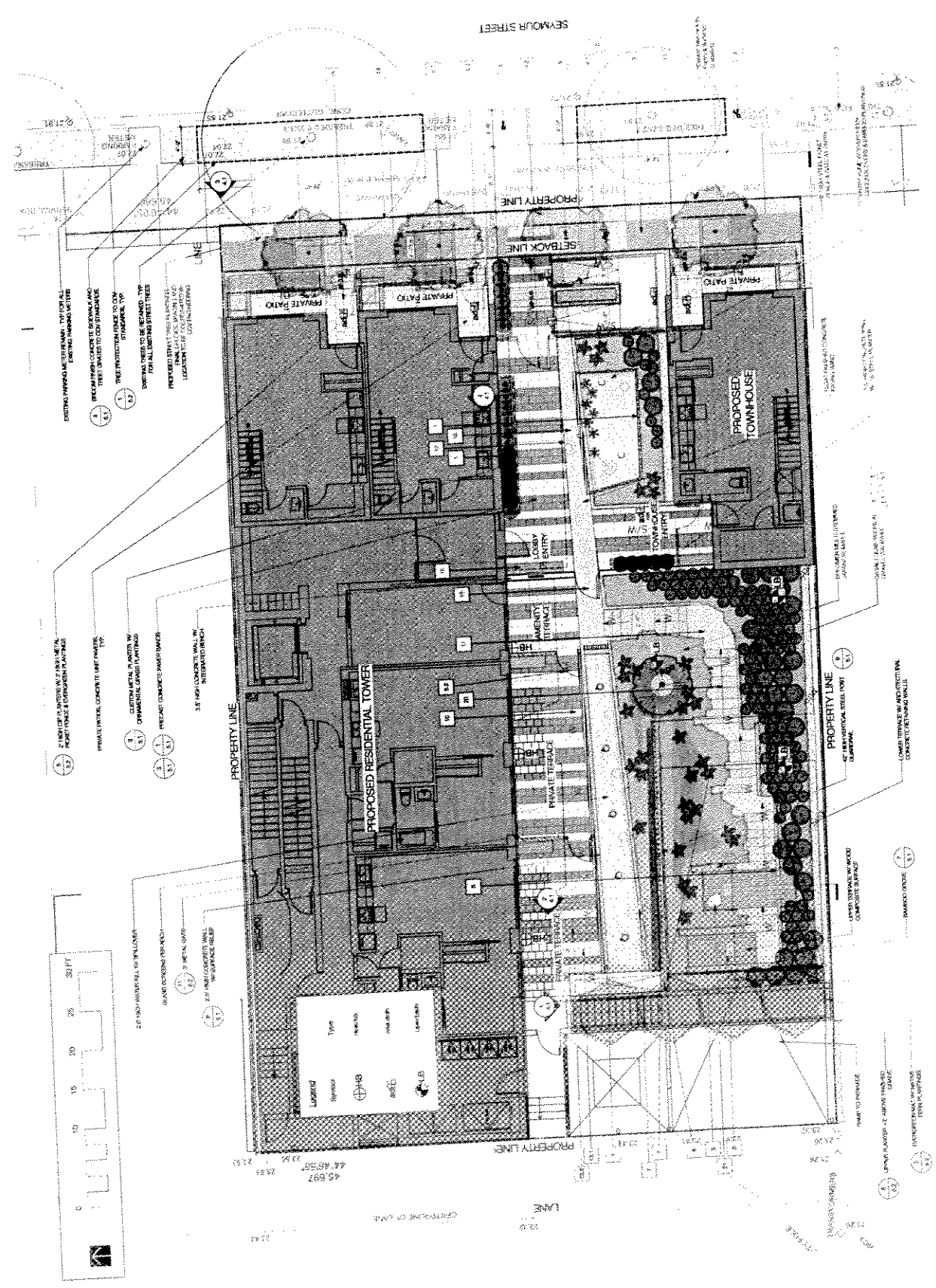


1111 Seymour St.  
 Vancouver, BC  
 1111 Seymour Residential Tower  
 Ground Floor  
 Landscape Plan

**eta**  
 ARCHITECTURAL & LANDSCAPE ARCHITECTURE  
 1111 Seymour St.  
 Vancouver, BC

Project No. 1111 Seymour Residential Tower  
 1111 Seymour St.  
 Vancouver, BC  
 Date: 1/20/17  
 Scale: 1:100  
 Drawing No. 1111 Seymour Residential Tower Ground Floor Landscape Plan

NO.	DATE	DESCRIPTION
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2	1/20/17	ISSUED FOR PERMIT
3	1/20/17	ISSUED FOR PERMIT
4	1/20/17	ISSUED FOR PERMIT
5	1/20/17	ISSUED FOR PERMIT
6	1/20/17	ISSUED FOR PERMIT
7	1/20/17	ISSUED FOR PERMIT
8	1/20/17	ISSUED FOR PERMIT
9	1/20/17	ISSUED FOR PERMIT
10	1/20/17	ISSUED FOR PERMIT



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# introduction

## project overview

Currently occupied by an older three storey wood frame building, the site at 1111 Seymour Street offers an opportunity for a unique residential infill development in a vibrant part of the Downtown South. The immediate neighbourhood is home to a mix of residential, hotel, office, social service, retail and entertainment uses. The project site is located mid-block on the west side of the 1100 block of Seymour Street directly across from Emery Barnes Park. The Brava residential towers and International Film Centre are directly to the south of the site, and an affordable housing and office project, currently in the rezoning approval process, is proposed for the 1107 Seymour Street site to the north.

This development permit application is in compliance with the DD zoning and the Downtown South Guidelines. Located in the New Yaletown area of the Downtown South this 9000 SF site is allowed, under the current zoning, an FSR of 3 (27,000 SF) and a height of 70'. An additional FSR of 0.3 (2,700 SF) is also permitted through the transfer of heritage density, subject to Development Permit Board approval, which would result in an allowable FSR area of 29,700 SF.

In accordance with the existing zoning, this application proposes 29,131 SF (FSR 3.24) of market residential over 6 floors. This density would result in the 27,000 SF of space (FSR 3) allowed under the existing zoning plus an additional 2,131 SF (FSR .24) allowed through the transfer of heritage floor space. The loading, vehicle and bicycle parking are in compliance with the Vancouver's bylaw requirements. Access to the two levels of below grade parking is from the lane. Due to the sloping nature of the site a minor height variance of approximately 4'-3" is requested at the Seymour Street side of the site. The project will be LEED Silver equivalent.

The proposed social housing development to the north at 1107 Seymour Street is expected to go to Public Hearing for rezoning approval in April this year. This Wall Financial project will provide 81 units of affordable rental housing and office space for community related non-profits organizations.

As the architects for both projects, we have designed the 1111 Seymour Street project to complement the adjacent development. Several significant design challenges for the 1107 Seymour project were identified at the rezoning stage, particularly regarding parking and loading access and the resulting limitations on available space for retail and other uses at street level. The introduction of a combined parking access from the lane for both projects via the proposed 1111 Seymour Street project has resulted in substantial planning improvements to the ground level community related floor space of the 1107 Seymour Street project.

Through careful consideration of form of development options for the 1111 site, and the interface between the two projects along the common property line, several planning improvements have also been incorporated into the 1107 proposal to achieve horizontal daylight angles and respect privacy and overlook issues between the two developments.

### Form of Development

Building form on the 1111 Seymour site is largely determined by the setback requirements and height and streetscape design guidelines for the Downtown South / New Yaletown neighbourhood. Working within these parameters, the proposed building form evolved through the course of exploring a number of form of development options for the site.

The proposed form of development is an eight storey, side core building situated light to the north property line common to the 1107 Seymour development site. The simple, rectangular floor plan allows all units to have views to the southeast and southwest, to receive direct morning and afternoon sunlight, and to overlook a common semi private courtyard at grade. These 2 level townhouse units fronting Seymour Street also frame a smaller, semi public courtyard that functions as an entry forecourt to the main building lobby.

### Liveability

The proposed form of development achieves a high level of liveability and amenity within the narrow infill site, including:

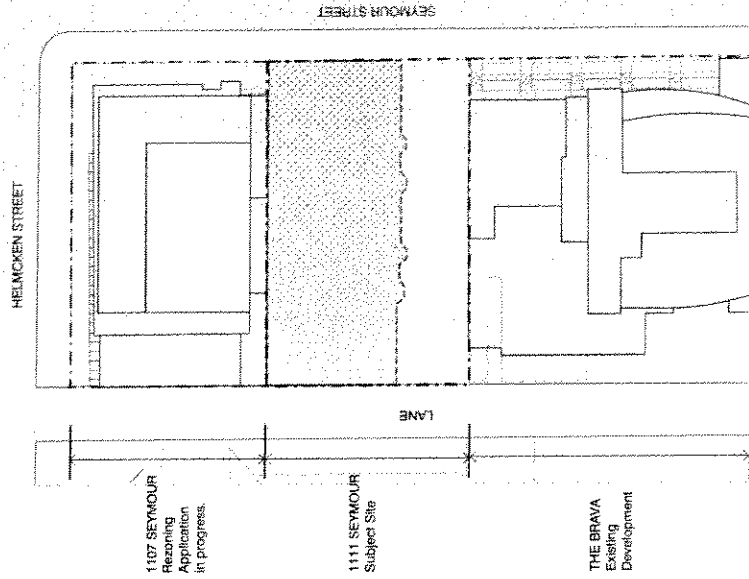
- The majority of residential units are "wide shallow" units that optimize daylight / sunlight access and create a more spacious quality.
- All units have good views to the southeast and southwest from the interior and from balconies.
- Exterior balconies have been maximized in size and proportion for optimum "useability"
- Enclosed balconies and dens provide a thermal and an acoustic buffer to street noise, while still allowing for good natural ventilation.
- Balconies provide passive solar shading to reduce unwanted solar heat gain in the summer.
- 3'-6" high sills to casement windows to permit unrestricted opening and maximum natural ventilation.
- Ground level courtyard units have access to large private terraces.

### Common Area Amenities Include:

- Ground level entry courtyard and semi-private, passive courtyard space.
- Lobby level meeting / lounge area with direct access to the courtyard
- PH level 9 fitness facility and amenity room, with access to outdoor roof terrace and urban agriculture.

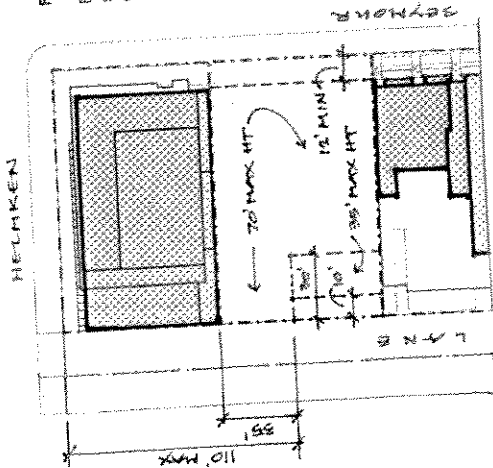
### Materials / Architectural Expression

Given the inherent constraints and complexities of this infill development a restrained architectural form and expression is proposed, with a simple palette of materials that is limited to architectural concrete and glazed window wall with pre-finished metal slab edge by-pass panels and coloured glass spandrel accent panels. Other accent materials include stained wood soffits and exterior doors for the townhouse units, as well as painted steel ornamental guardrails, security screens and gates.



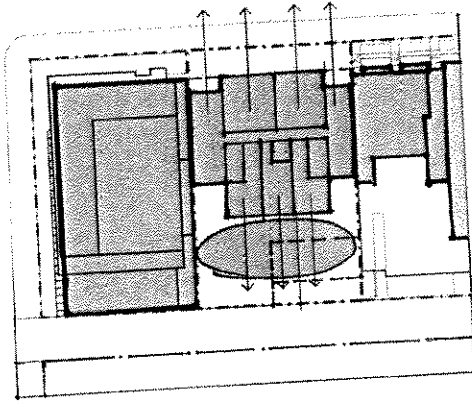
# urban design rationale

## form of development



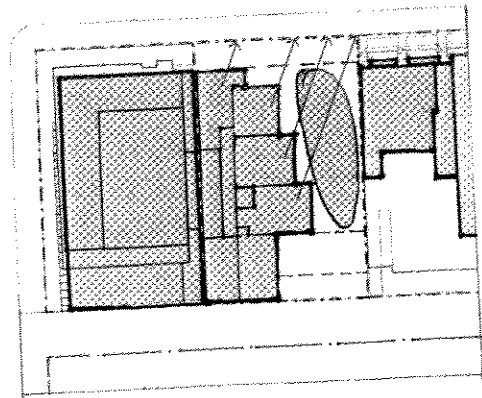
### Form of Development Evolution

Building form on this site is largely determined by the setback requirements and height and streetscape design guidelines for the Downtown South / New Yalstow neighbourhood. Working within these parameters, the proposed building form evolved through the course of exploring a number of form of development options for the site.



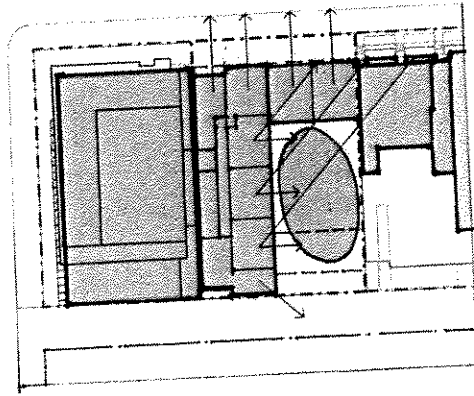
**Option 1**

The guidelines for the site tend to suggest a back to back double loaded plan with a 70' high streetwall with townhouses at grade, fronting Seymour Street. This "midblock" building form limits the number of units that face the street and Emery Barnes Park, and inherently results in a significant number of "rear" units facing the lane. Grade level open space is limited to the rear lane side and would benefit from very little sunlight other than late in the afternoon in the middle of summer.



**Option 2**

A more serrated plan form results in a higher percentage of units facing Seymour and the Park, and grade level open space oriented towards the street would receive more morning sunlight. However, this option still results in some "rear" lane facing units, and the continuity of the streetwall expression is weakened along Seymour.



**Option 3**

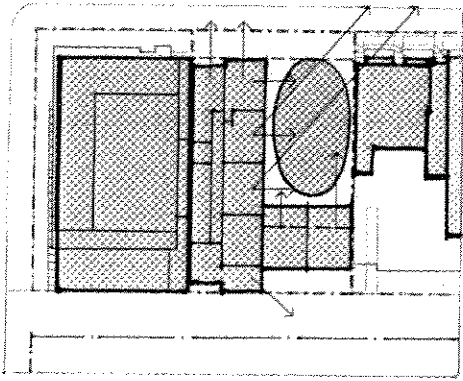
An east / west oriented plan form with a side core that respects the 110' maximum length of 70' building height parameter along the lane allows all units on a typical floor to have views to the south and face onto a grade level courtyard space at grade. Street fronting townhouse units provide continuity to the Seymour streetscape, but also compromise the quality of the courtyard space.

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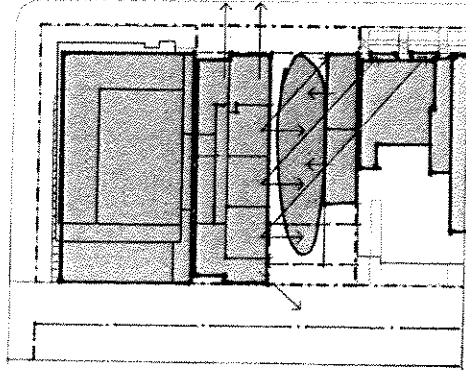
# urban design rationale

## form of development



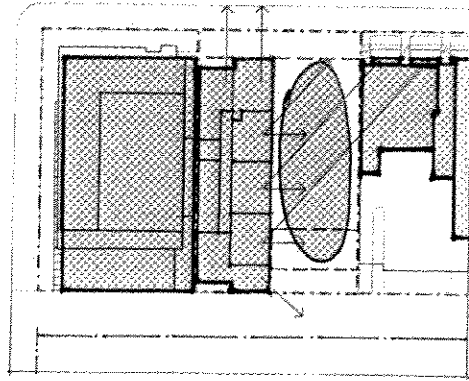
**Option 4**

Shifting the townhouse units towards the rear of the site improves the quality and access to the grade level courtyard, but begins to interfere with parking and loading access from the lane and compromise the southern exposure of the lower level units at the NW corner of the site facing the lane.



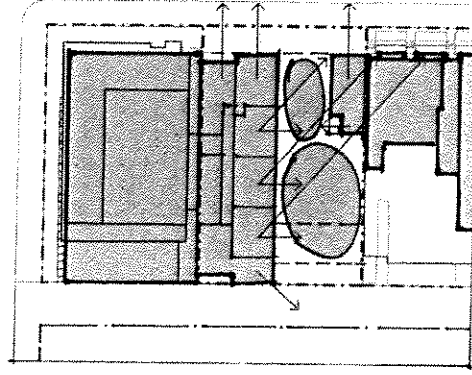
**Option 5**

By providing narrow, back to back townhouse units against the blank wall of the adjacent property to the south, parking access is improved and the courtyard space is better defined as a 'front to back' space that doubles as an entry courtyard.



**Option 6**

Given the 4 1/2' slope of the site from the lane down to the Seymour Street property line, strict adherence to the 70' height guideline limits the building height to 7 storeys. However, with a 4'-3" height relaxation at the east side of the property, 8 storeys and a simpler, more efficient building form can comfortably be achieved. The building still falls below the 70' allowable height along the lane, and a much more open, spacious courtyard space is achieved.

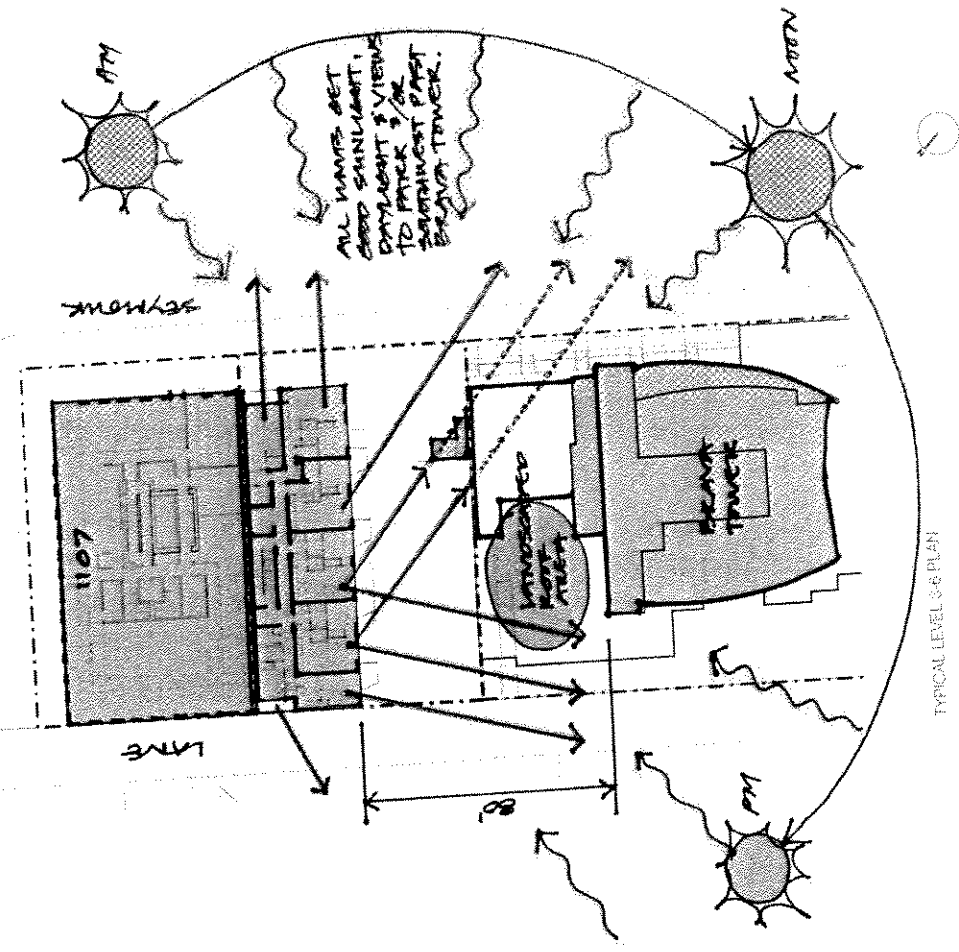


**Option 7 (Proposed Form of Development)**

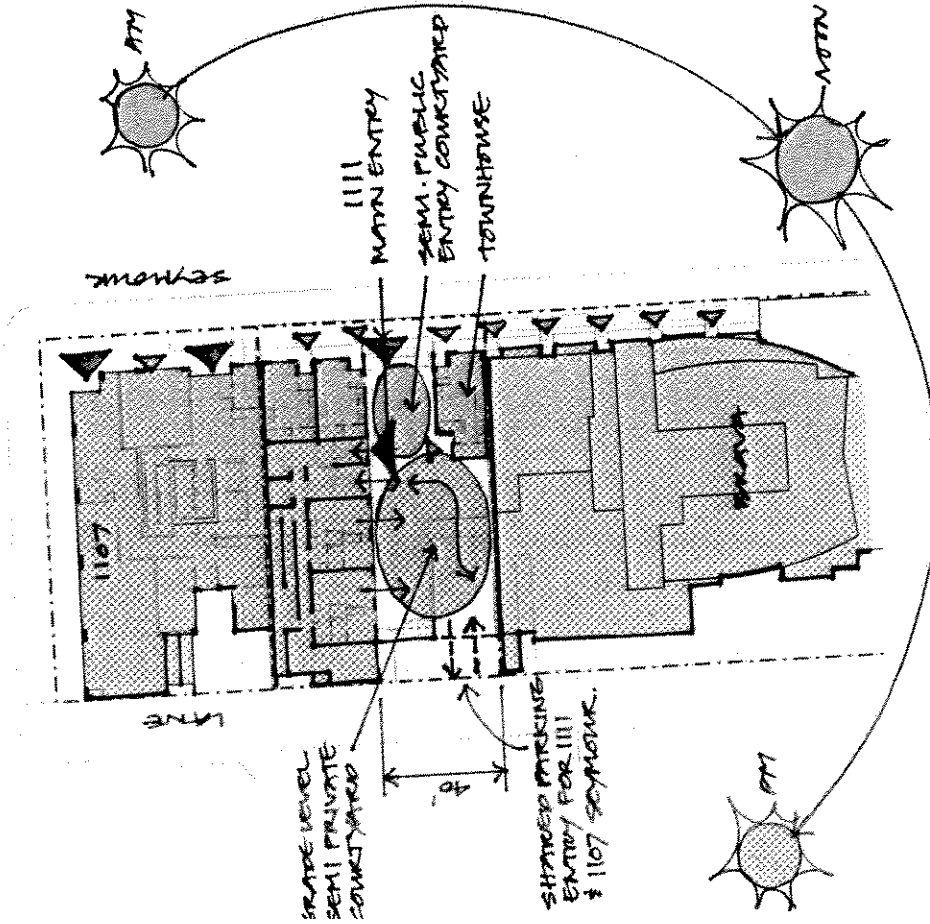
As suggested by planning staff, an additional townhouse at the southeast corner of the site was added to give a better sense of continuity to the townhouse street front expression encouraged in Downtown South. The additional townhouse also helps to define a smaller, semi-public entry courtyard space that is differentiated from the larger, semi-private courtyard space for the residents.



urban design rationale  
form of development



TYPICAL LEVEL 3-6 PLAN



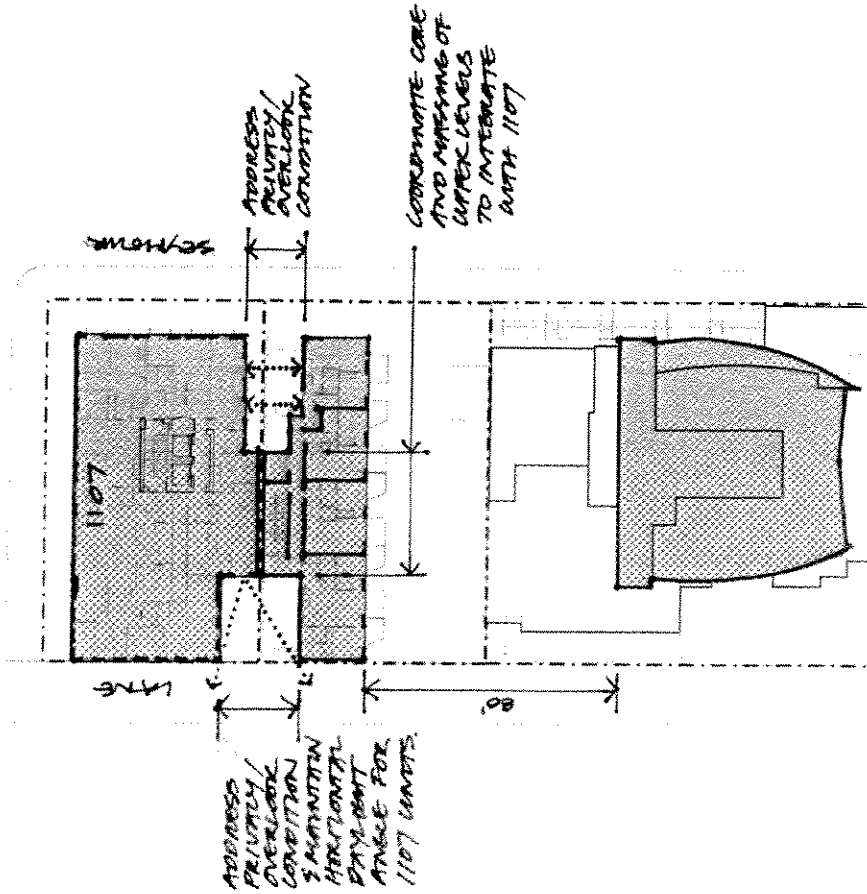
STREET LEVEL PLAN

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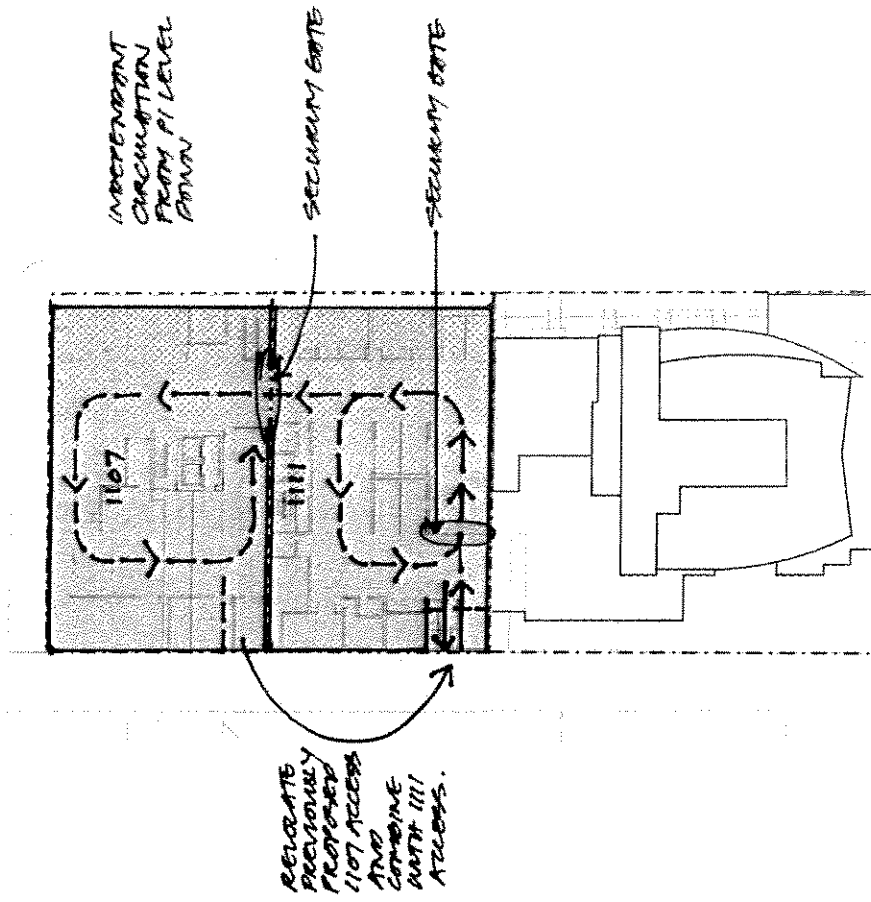
Appendix E ; page 4 of 9

urban design rationale  
form of development

HELMKEN



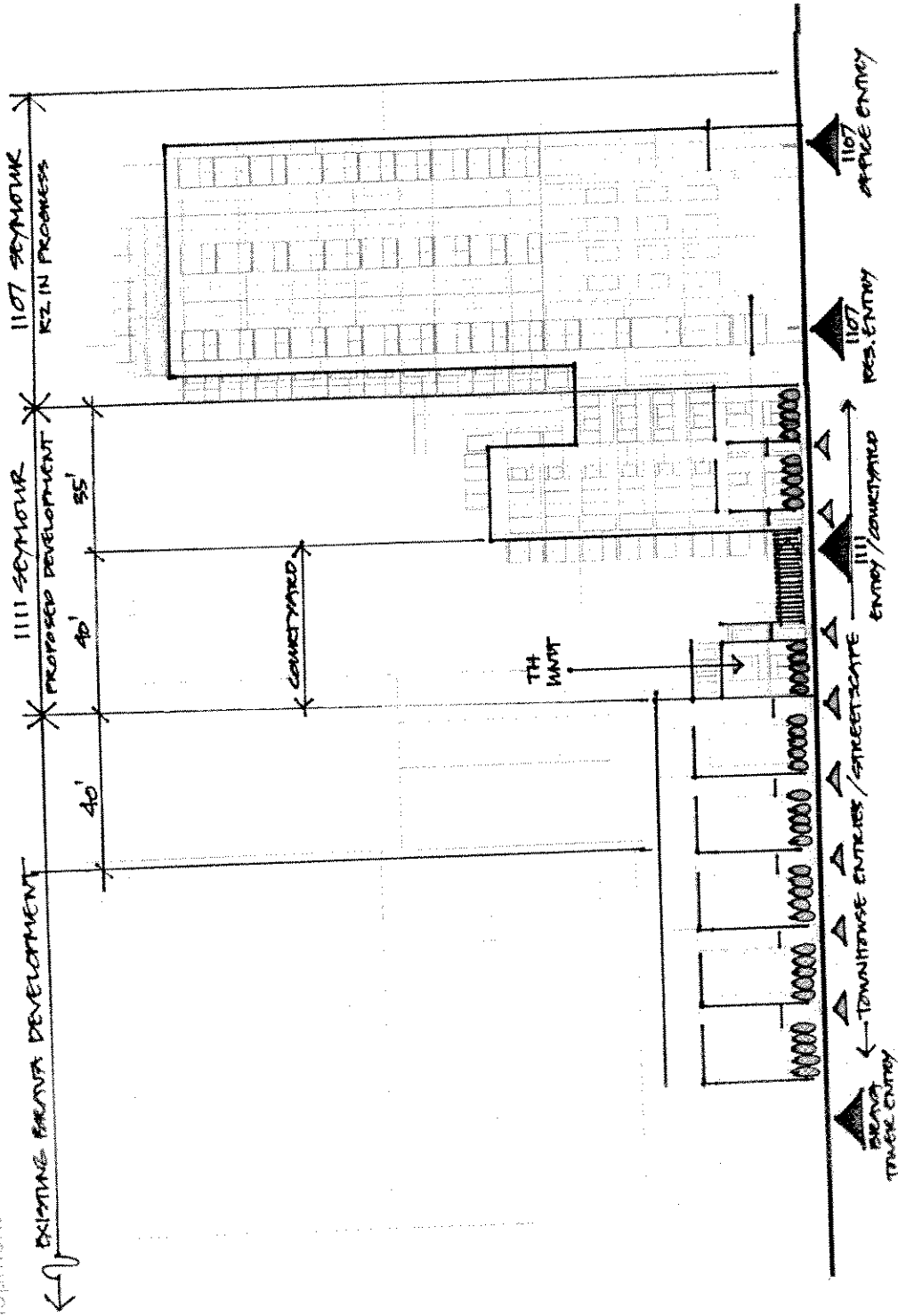
UPPER LEVELS 7 & 8 PLAN



PARKING LEVELS



urban design rationale  
form of development

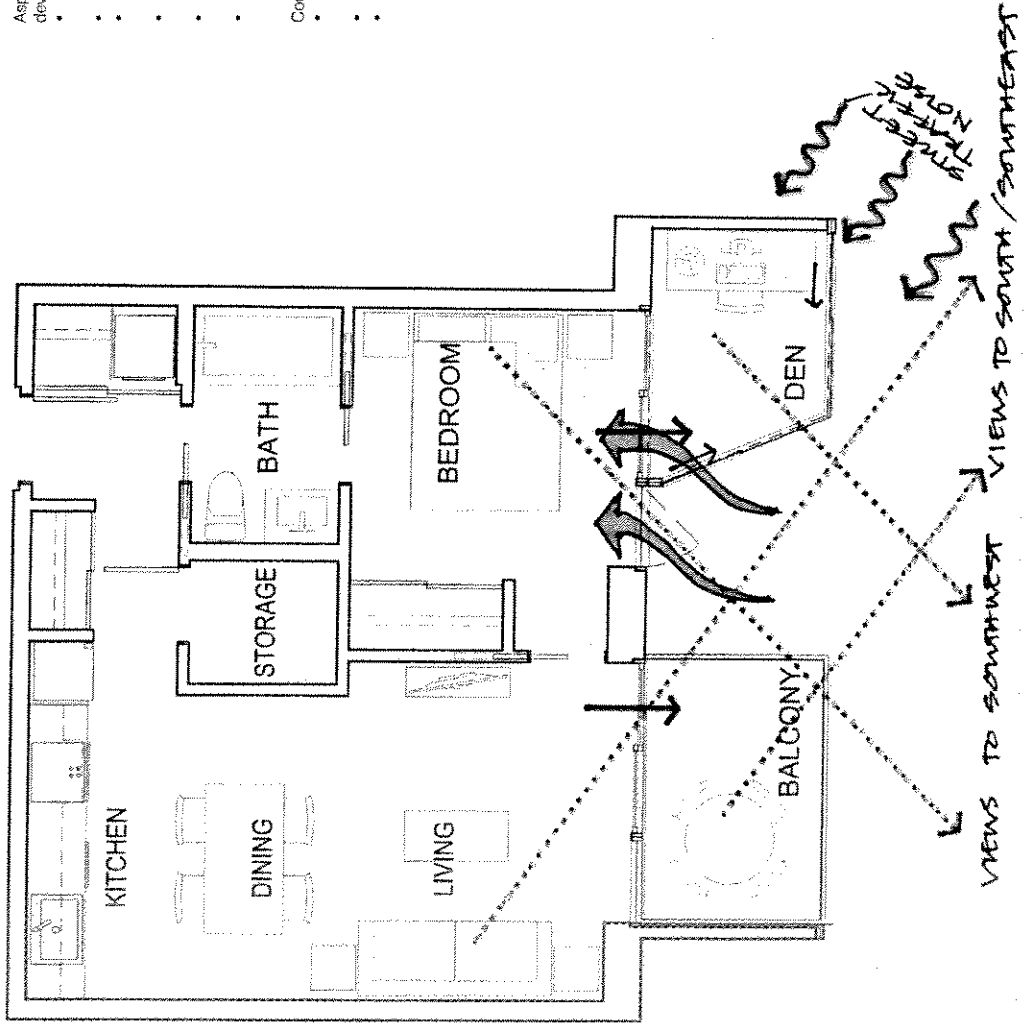


STREET SCAPE

16 : endall elliot  
ARCHITECTS

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- Aspects of improved "liveability" that are achieved by the proposed development include:
- Majority of units are "wide shallow" units that optimize daylight / sunlight access and create a more spacious quality.
  - All units have good views from the interior and from balconies.
  - Exterior balconies have been maximized in size and proportion for optimum "useability"
  - Enclosed balconies provide a thermal and an acoustic buffer to street noise, while still allowing for good natural ventilation.
  - Balconies provide passive solar shading to reduce unwanted solar heat gain.
  - 3'-6" high sills to casement windows to permit unrestricted opening and maximum natural ventilation.
- Common Area Amenities include:
- Entry courtyard and Semi - private landscaped courtyard with water feature.
  - Lobby level meeting / lounge area with direct access to courtyard.
  - PH level 9 fitness facility and amenity room, with access to outdoor roof terrace and urban agriculture.

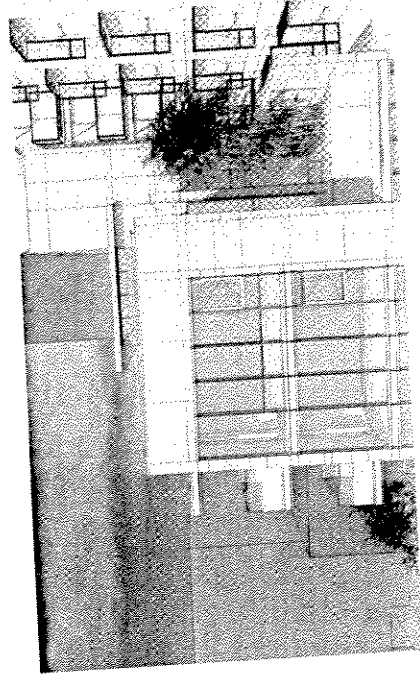
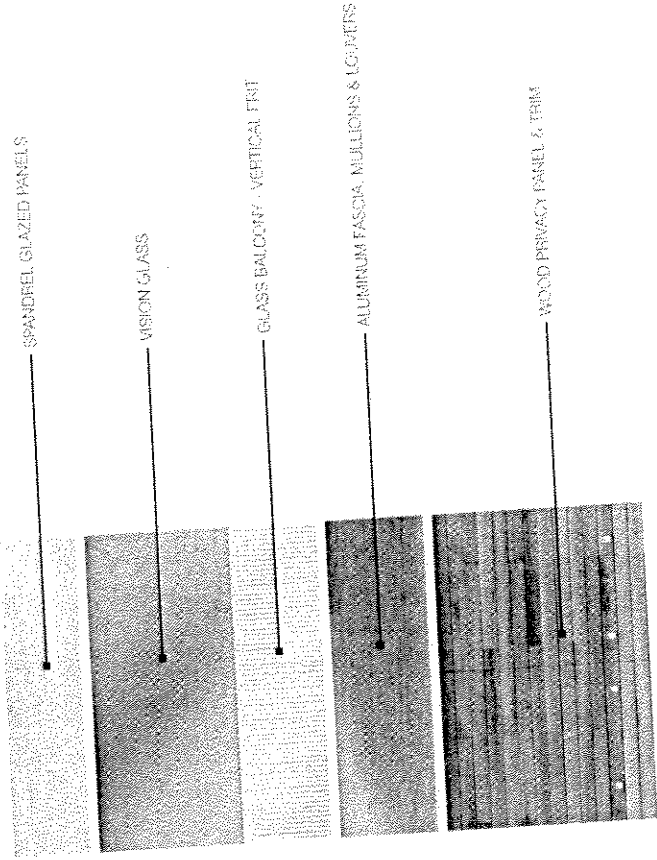
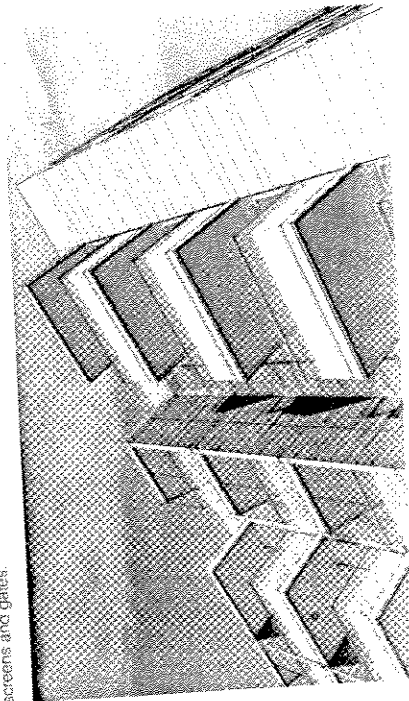




# urban design rationale materials / architectural expression

## Materials / Architectural Expression

Given the inherent constraints and complexities of this infill development, a simple palette of materials is proposed that is limited to architectural concrete and glazed window wall with pre-finished metal slab edge, by-pass panels and coloured glass spandrel accent panels. Other accent materials include stained wood soffits and exterior doors for the townhouse units, as well as painted steel ornamental guardrails, security screens and gates.



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urban design rationale  
reference images

REFERENCE IMAGES

