



Development Data

Project Data Summary		1210 Seymour Street, Vancouver, BC
Street Address	LOT 1 TO LOT 5, ALL OF BLOCK 104 DISTRICT LOT 541 PLAN 210 NEW WESTMINSTER DISTRICT	
Legal Description	Lot 1: 015-473-881 Lot 2: 015-473-929 Lot 3: 006-169-571 Lot 4: 015-473-953 Lot 5: 015-474-399	
Current Zoning	DD	
Proposed Zoning	DD	
Site Area	14,985 sf	1,393 sqm
Proposed FSR	4.99	
Allowable FSR	5.00	
SF	SQM	
Gross Area (Above Grade)	83,818	7,787
Amenity Area (Indoor)	1,707	146
Balcony + Patio Area	1,341	125
		15.24 sf per unit

Proposed Height		To the Top of Parapet*	To the Top of Elevator Overrun*
9-Stories		+ 164.5' + 50.14 m	+ 169.01' + 51.51 m
Height of 8-Storey Tower		+ 81.01' + 24.69 m	-
Height of 1-Storey Podium		-	-
*Elevations given as geodetic levels			

Setbacks up to Level 6 (Up to Approximately 70'-0")		Permitted	Proposed
Davie Street	10' - 0"	3.05m	10' - 0"
Rear Yard	0'	0m	0'
Seymour Street	12'	3.66m	12'
Side Yard (at Lane)	0'	0m	0'

Setbacks above Level 6 (70'-0")		Permitted	Proposed
Davie Street	12'-0" to 20'-0"	3.7m - 6.1m	13'-4"
Rear Yard	10'	3.05m	4'-0"
Seymour Street	12'-0" to 20'-0"	3.65m-6.1m	15'-8 3/4"
Side Yard (at Lane)	12'-0" to 20'-0"	3.65m-6.1m	15'-3/4"

Vehicle Parking Summary		Required (Min.)*	Provided
Residential Parking Stalls*		5	5
of which are accessible stalls		-	0
of which are small car (max. 25% of total of all combined uses)		0	0
of which are regular stalls		0	0
of which are visitor stalls		0	0
Car Share Parking Stalls*		0	1
of which are accessible stalls		0	1
Commercial Parking Stalls		1	3
of which are accessible stalls		1	1
Total**		6	9
*per Transportation Demand Management Plan			

Loading Summary		Required (Min.)*	Provided**
Loading Space (Residential Use)		Class B 2	Class A 1
Passenger Loading Space (Residential Use)		1	1
Loading Space (Commercial Use)		3	2
Total**		0	2
*per Transportation Demand Management Plan			

Bicycle Parking Summary		Required (Min.)*	Provided**
Residential Bicycle Parking:		Class A 153	Class A 156
of which are horizontal bicycle stalls		0	4
of which are vertical bicycle stalls		9	11
of which are oversized bicycle stalls		18	31
of which are lockers		180	202
Sub Total*		Class A 2	Class B 2
Retail Bicycle Parking:		Class B 0	Class B 7
of which are horizontal bicycle stalls		2	2
of which are vertical bicycle stalls		0	7
of which are oversized bicycle stalls		0	7
of which are lockers		2	7
Sub Total*		182	204
Grand Total**		182	204
of which are horizontal bicycle stalls		7	158
of which are vertical bicycle stalls (Max. 30% of total (91))		4	0
of which are oversized stalls (Min. 5% of total (15))		11	0
of which are lockers (Min. 10% of total (31))		31	7
Bicycle Short-Term		7	7
of which are lockers		7	7
*per Transportation Demand Management Plan			
**15% additional residential bike stalls provided for additional Transportation Demand Management Points			

Building Areas

**Excludes in-unit storage*

Circulation Area (sqft)

Outdoor Amenity (Level 7 & 8)	2,476	230
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Residential Unit SummaryCount % of Total

* Figure excludes enclosed storage & is measured to interior finished surface.

Net Floor Area for FSR = Gross Floor Area (GFA) - FSR Exclusions as outlined.

FSR = Net floor area / site area

04 DRAWING SETS / SITE SURVEY

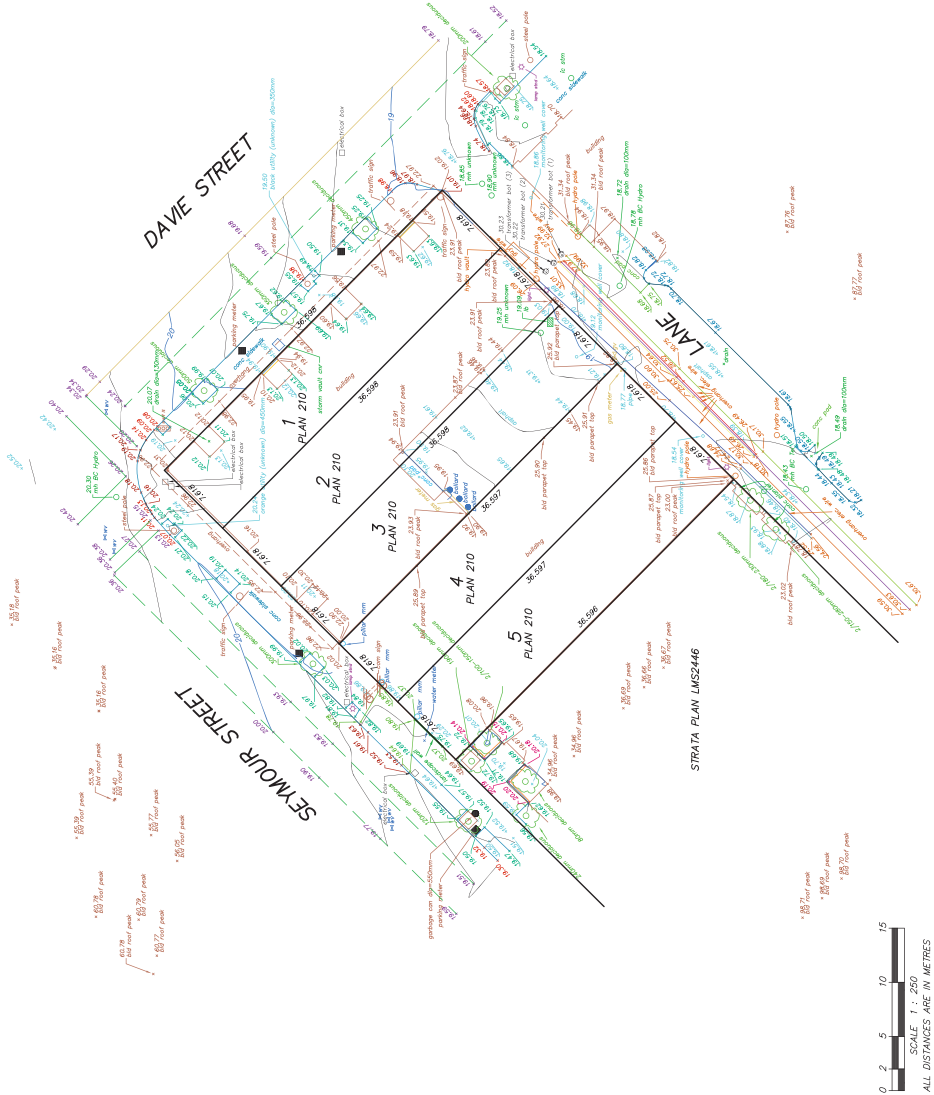
Site Survey

SKETCH SHOWING TOPOGRAPHIC SURVEY OF LOT 1 TO LOT 5,
ALL OF BLOCK 104 DISTRICT LOT 541 PLAN 210
VANCOUVER BC

NOTES:
ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
LEGAL BOUNDARIES ARE BASED ON PLAN 210 AND FIELD SURVEY
ELEVATIONS ARE DERIVED FROM ONLY WATER 101, LOCATED IN
THE INTERSECTION OF JEFFERSON STREET AND RICHARDS STREET
ELEVATION = 18.384 METRES, GEODETIC DATUM (C4028614RD).
CONTOUR INTERVAL = 0.25 METRES
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED
SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE
TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST.
TREE SYMBOLS ARE NOT AN INDICATION OF DWP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

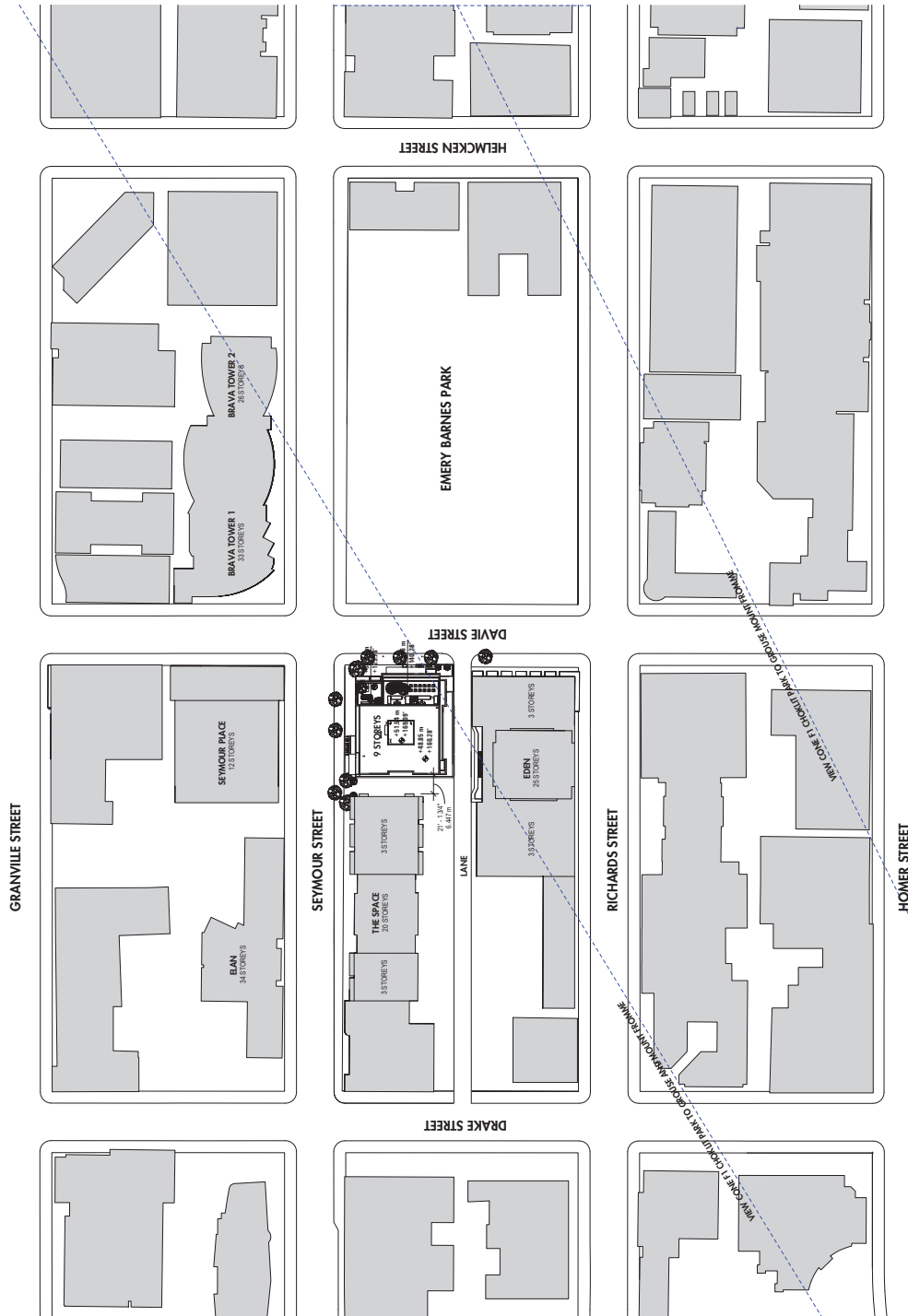
FIELD SURVEY COMPLETED JULY 4, 2017
FILE 10426 SITE 3-01 topo C:30

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



04. DRAWING SETS / SITE GRADES

Site Plan

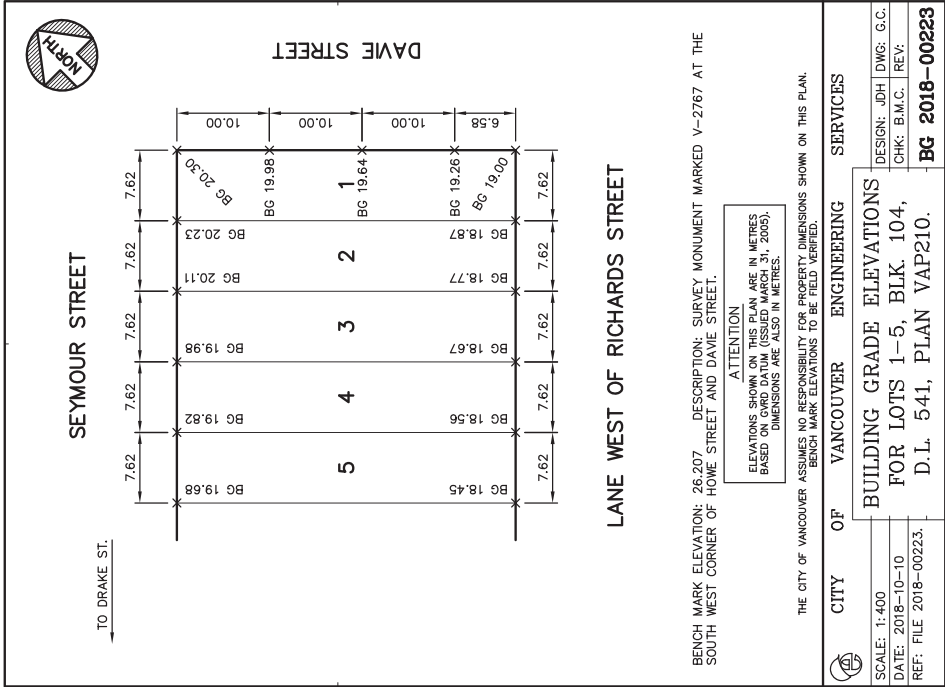


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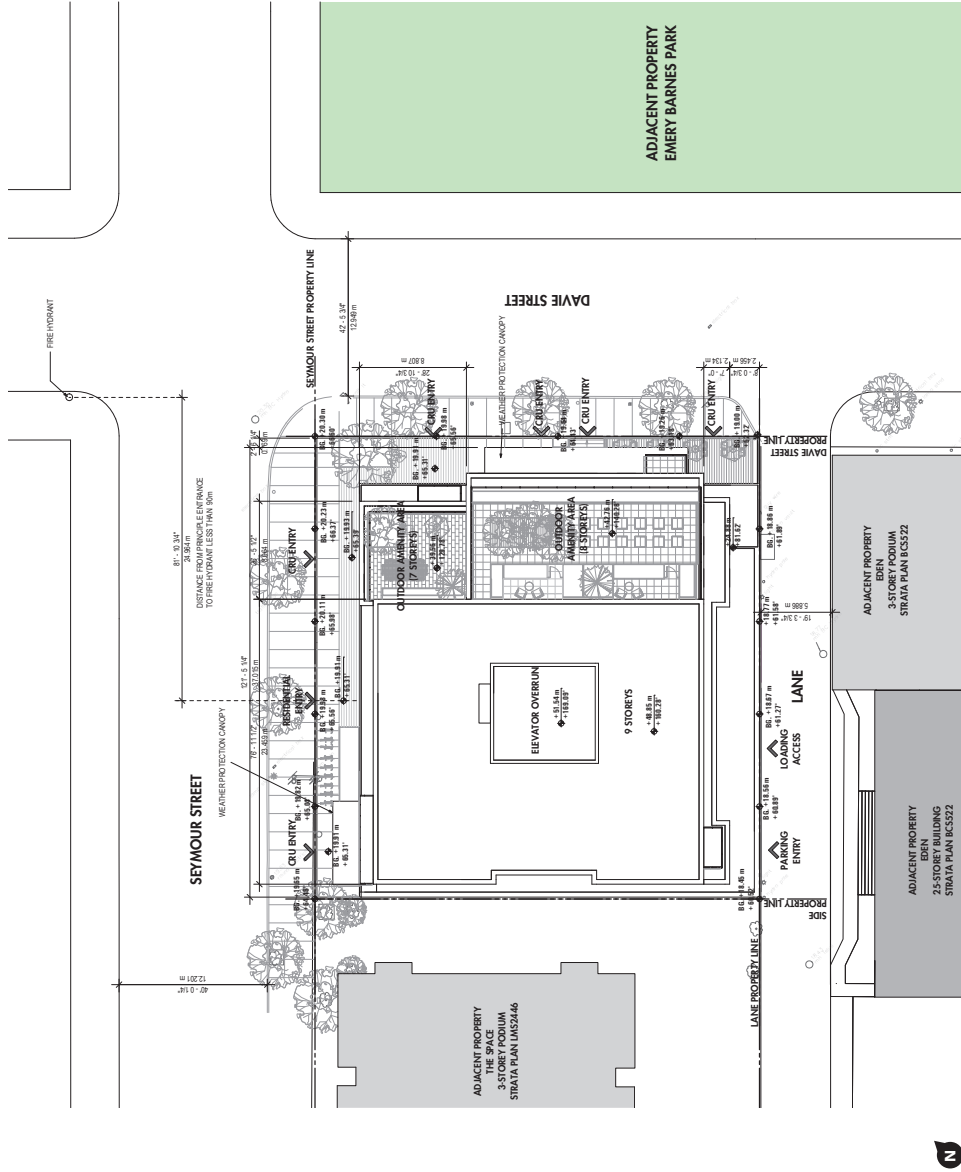
1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / SITE GRADES

Site Grades



Context Plan



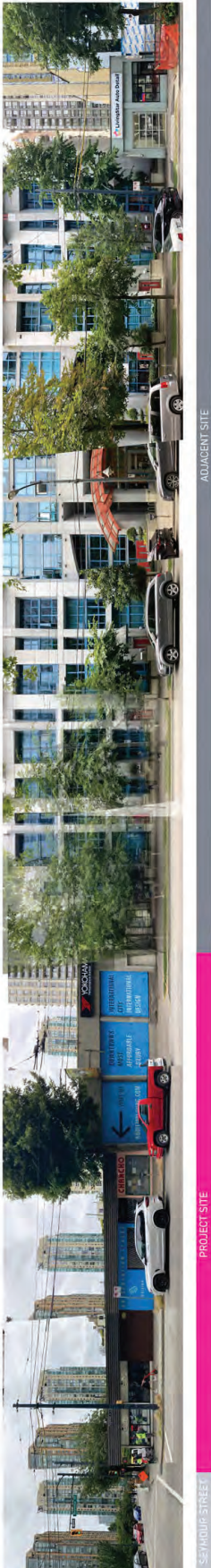
04 DRAWING SETS / STREETScape SITE PHOTOS

Streetscape Site Photos

Streetscape along Davie Street



Streetscape along Seymour Street

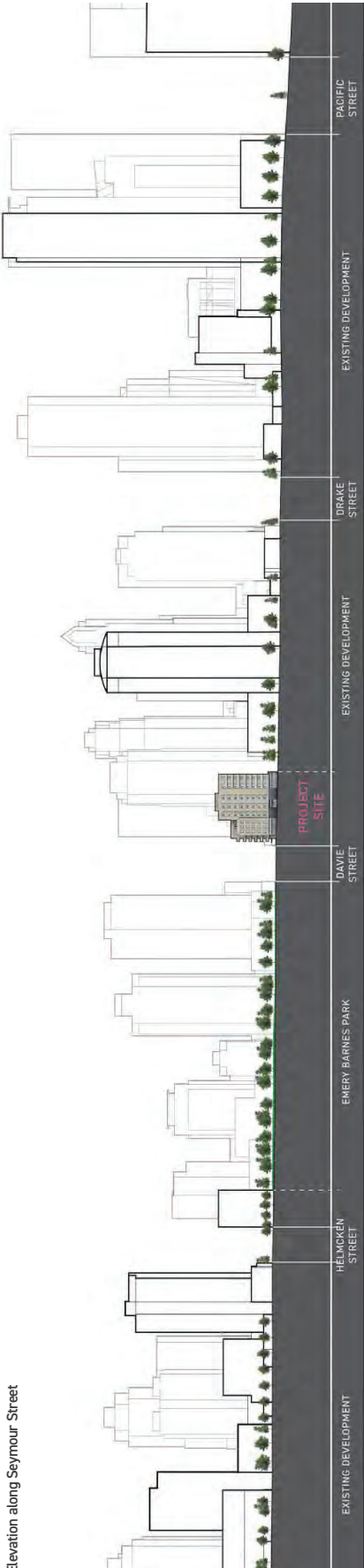


Streetscape along Lane

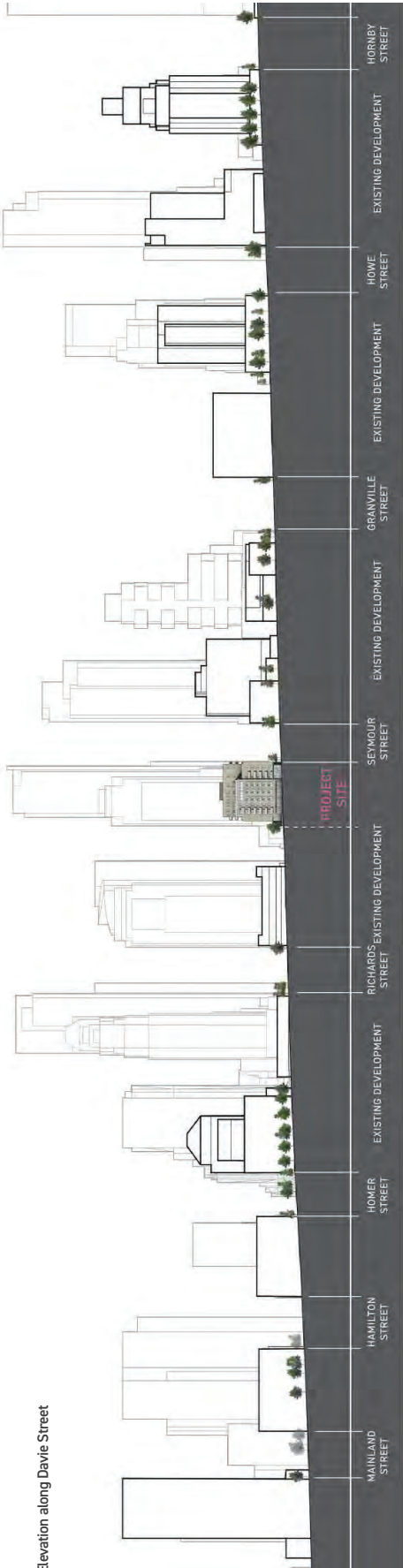


04. DRAWING SETS / STREETScape ELEVATIONS

Streetscape Elevations
Elevation along Seymour Street



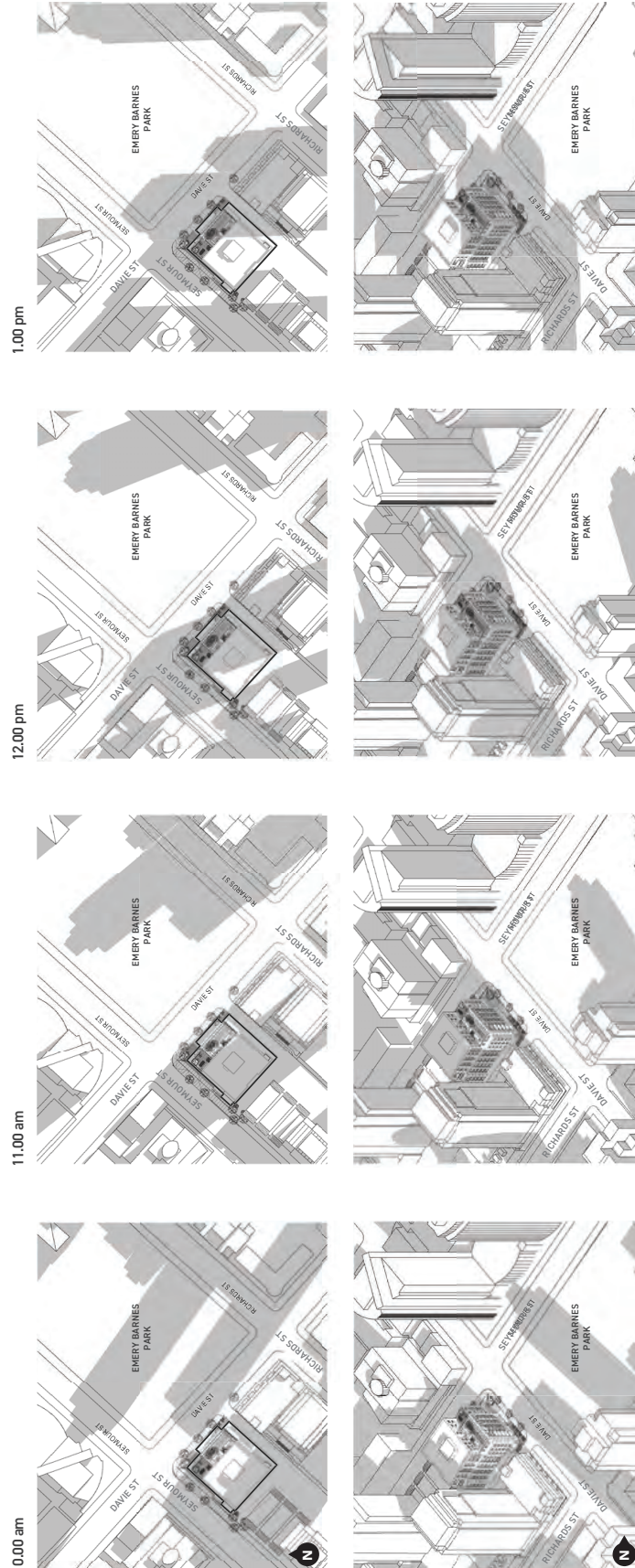
Elevation along Davie Street



04 DRAWING SETS / DETAILED SHADOW STUDY

Detailed Shadow Study

Fall Equinox - September 21

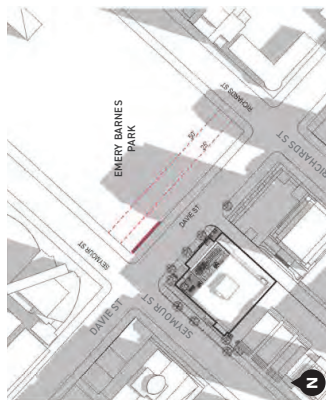


1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

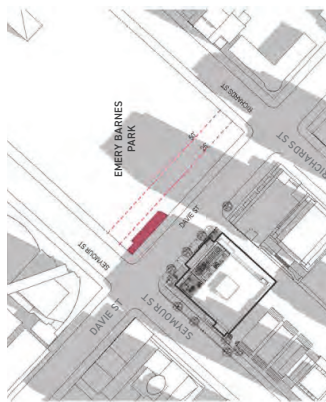
04 DRAWING SETS / DETAILED SHADOW STUDY

Fall Equinox - September 21

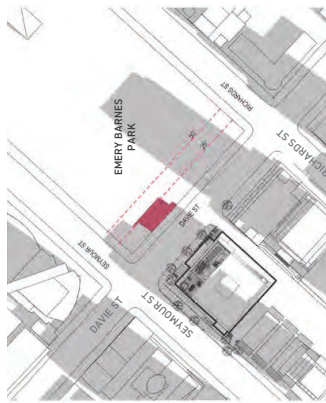
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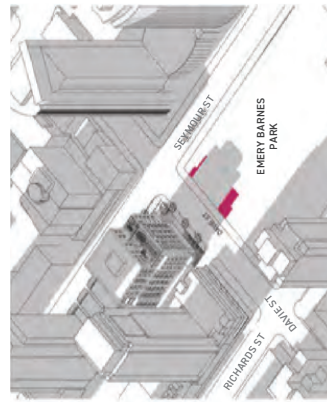
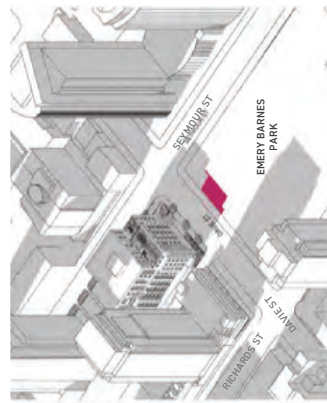
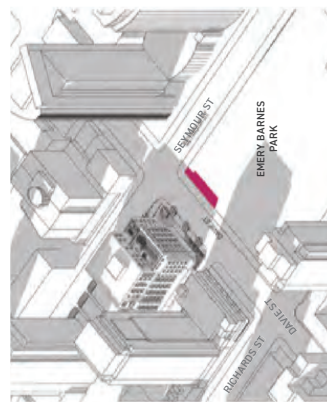
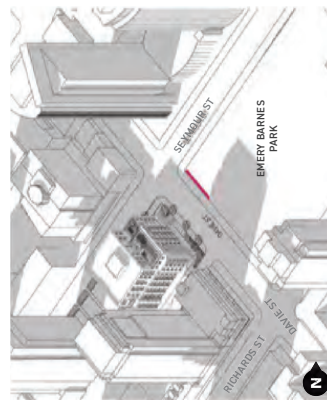
2.30 pm



3.00 pm



3.30 pm

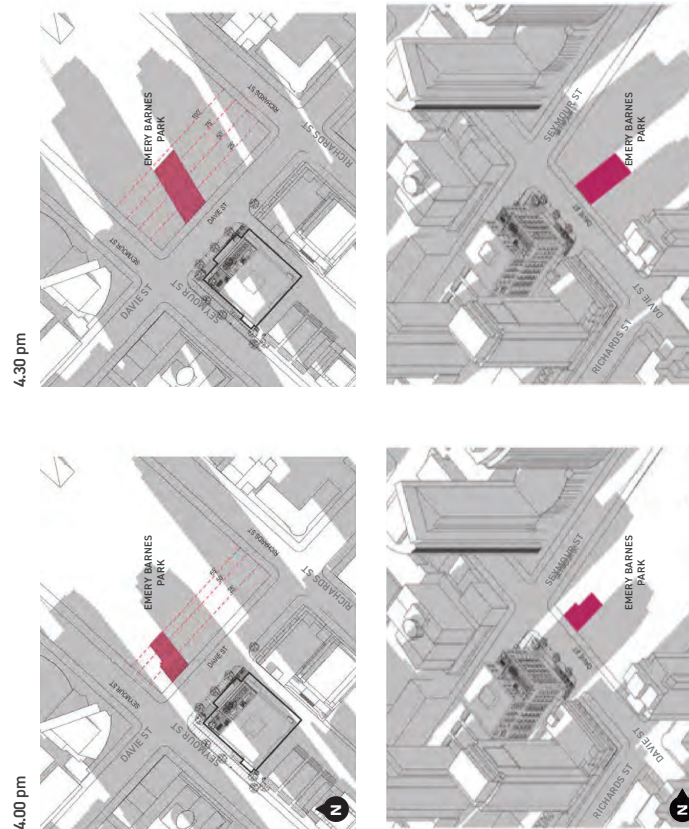


Projects shadow on Emery Barnes Park

Legend

04 DRAWING SETS / DETAILED SHADOW STUDY

Fall Equinox - September 21



Projects shadow on Emery Barnes Park

Legend

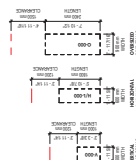
04. DRAWING SETS / FLOOR PLANS

Floor Plans

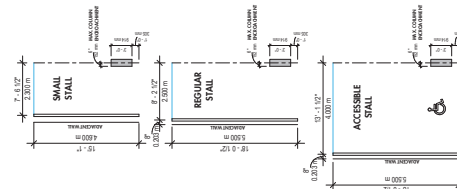
Parking Level 1

PARKING LEGEND

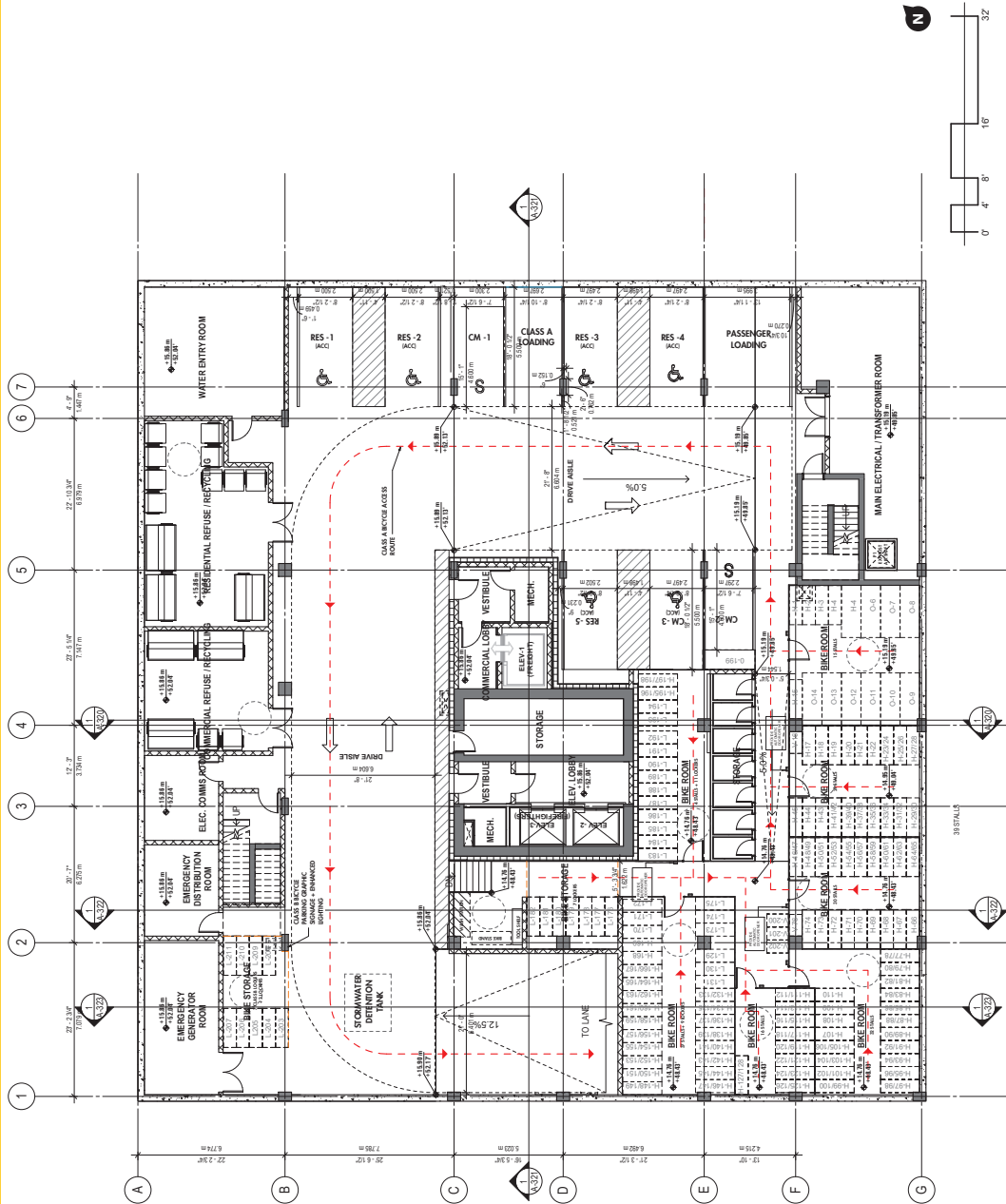
CA - CONVENTIONAL PARKING STALL
BK - CONVENTIONAL PARKING STALL
(ACC) - ACCESSIBLE PARKING STALL



BIKE PARKING REQUIREMENTS



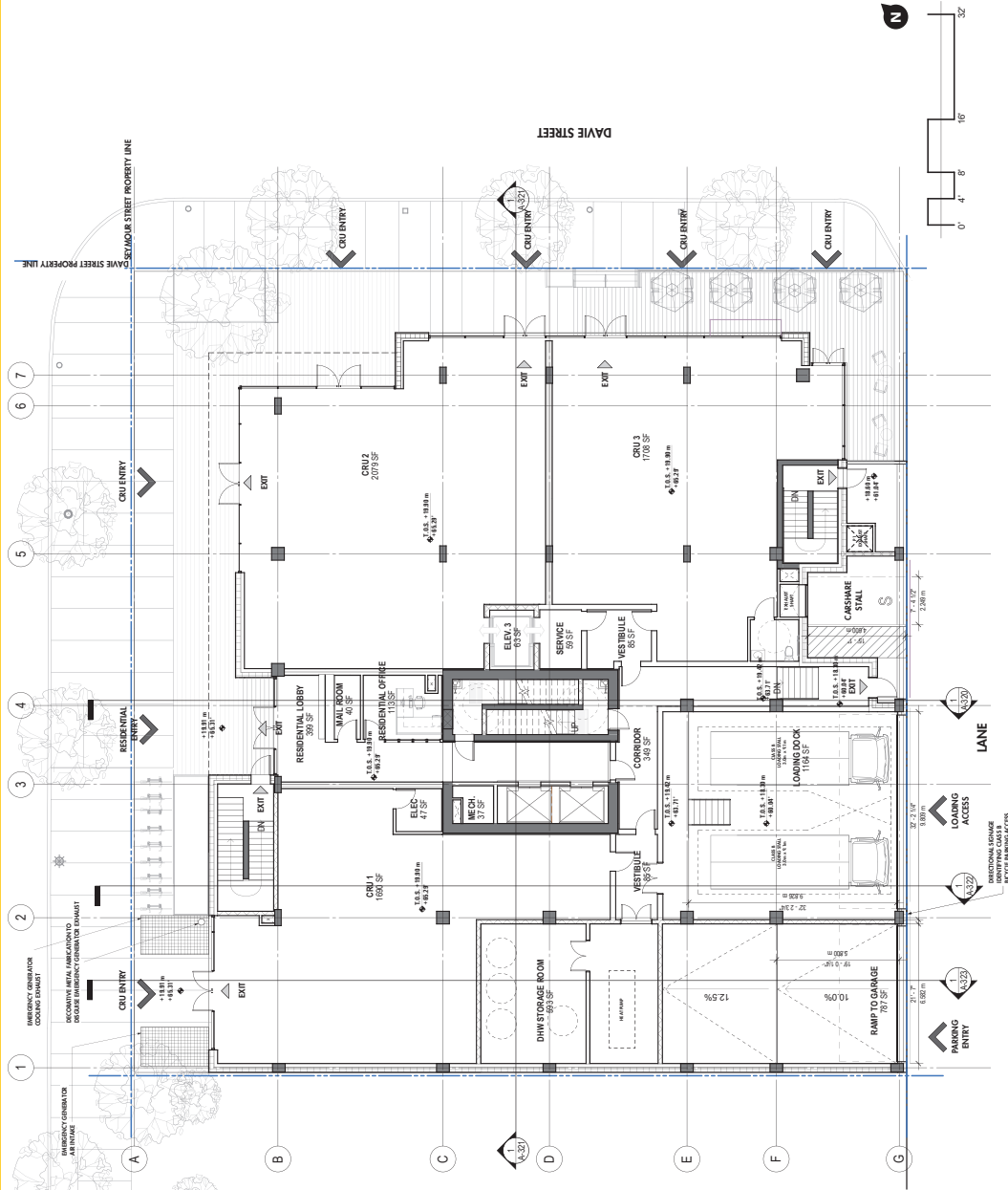
CAR PARKING REQUIREMENTS



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04 DRAWING SETS / FLOOR PLANS

Level 1



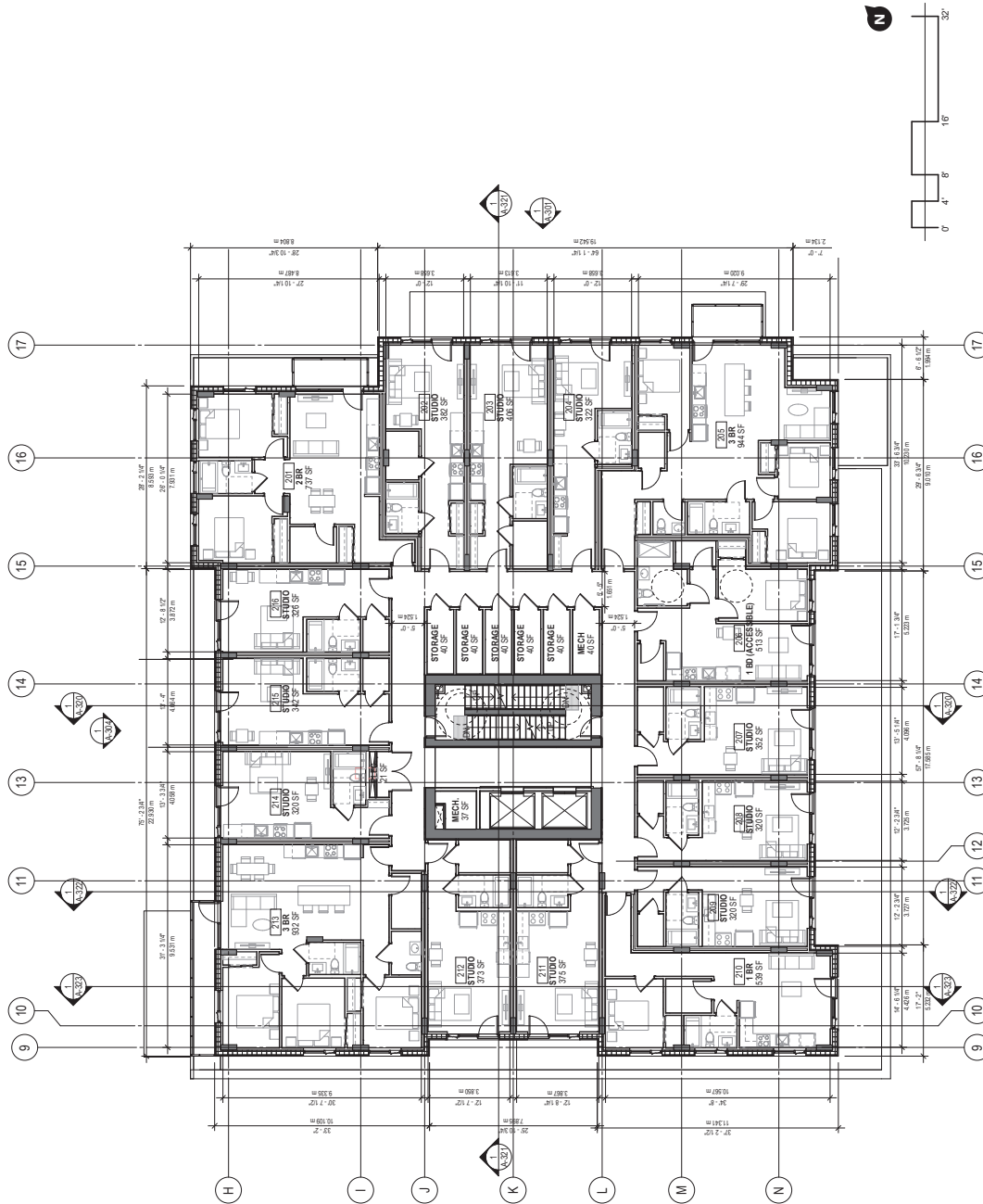
vaha recover affordable housing agency
community LAND TRUST
NEW COMMONS DEVELOPMENT ZGF

1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / FLOOR PLANS

Level 2 - 6

UNIT SUMMARY	
STUDIO - 11	
1 BED - 1	
1 BED (Accessible) - 1	
2 BED - 1	
3 BED - 2	
TOTAL - 16 UNITS	



NOTES:

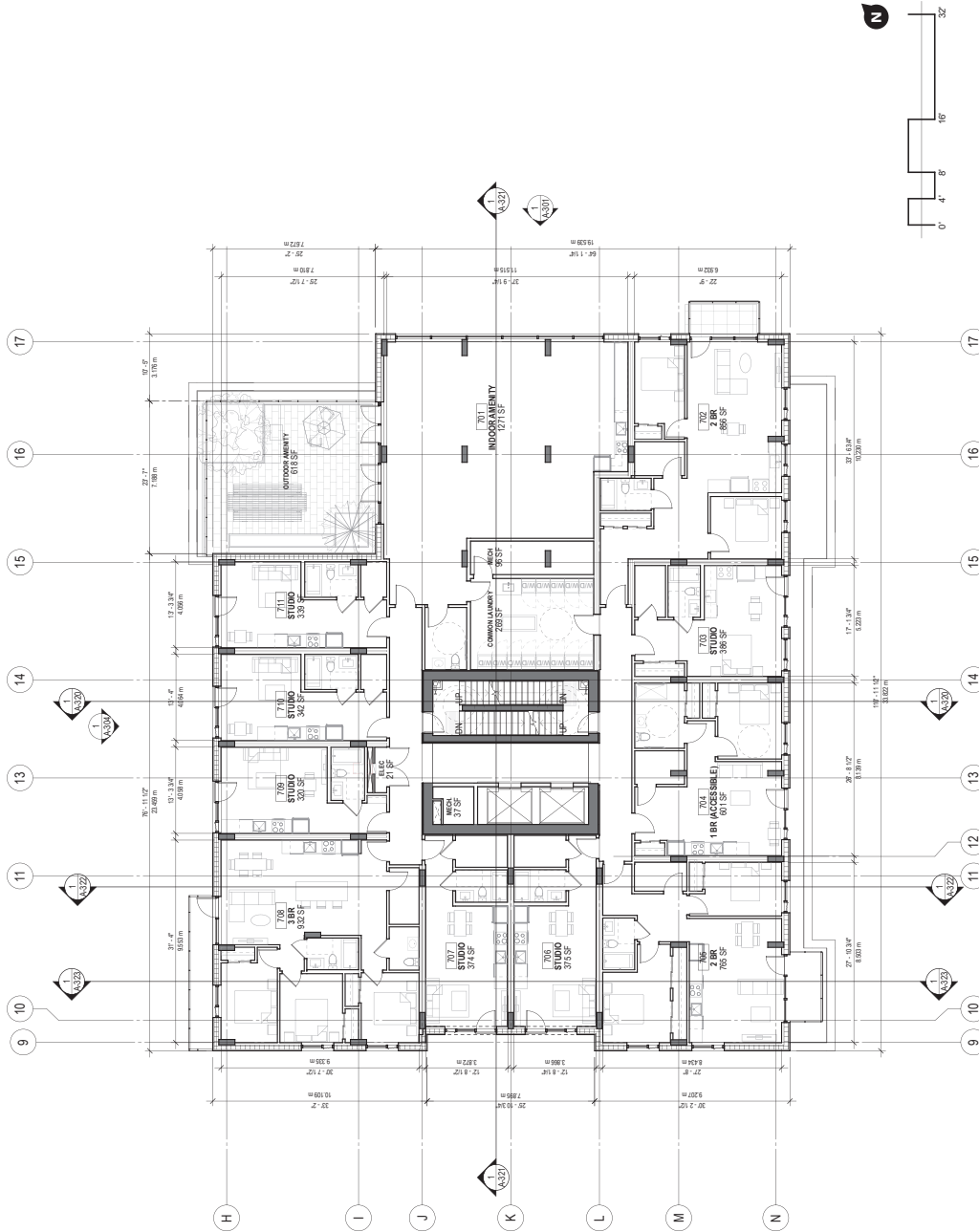
1. Stated unit sizes are inclusive of enclosed storage rooms and are measured paint to paint.
2. Power door operator rough in provided per Clause 3.8.3.12(Clearances for all instances where entry door does not meet clearance requirements

1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / FLOOR PLANS

Level 7

UNIT SUMMARY	
STUDIOS - 6	
1 BED - 0	
1 BED (Accessible) - 1	
2 BED - 2	
3 BED - 1	
TOTAL - 10 UNITS	



NOTES:

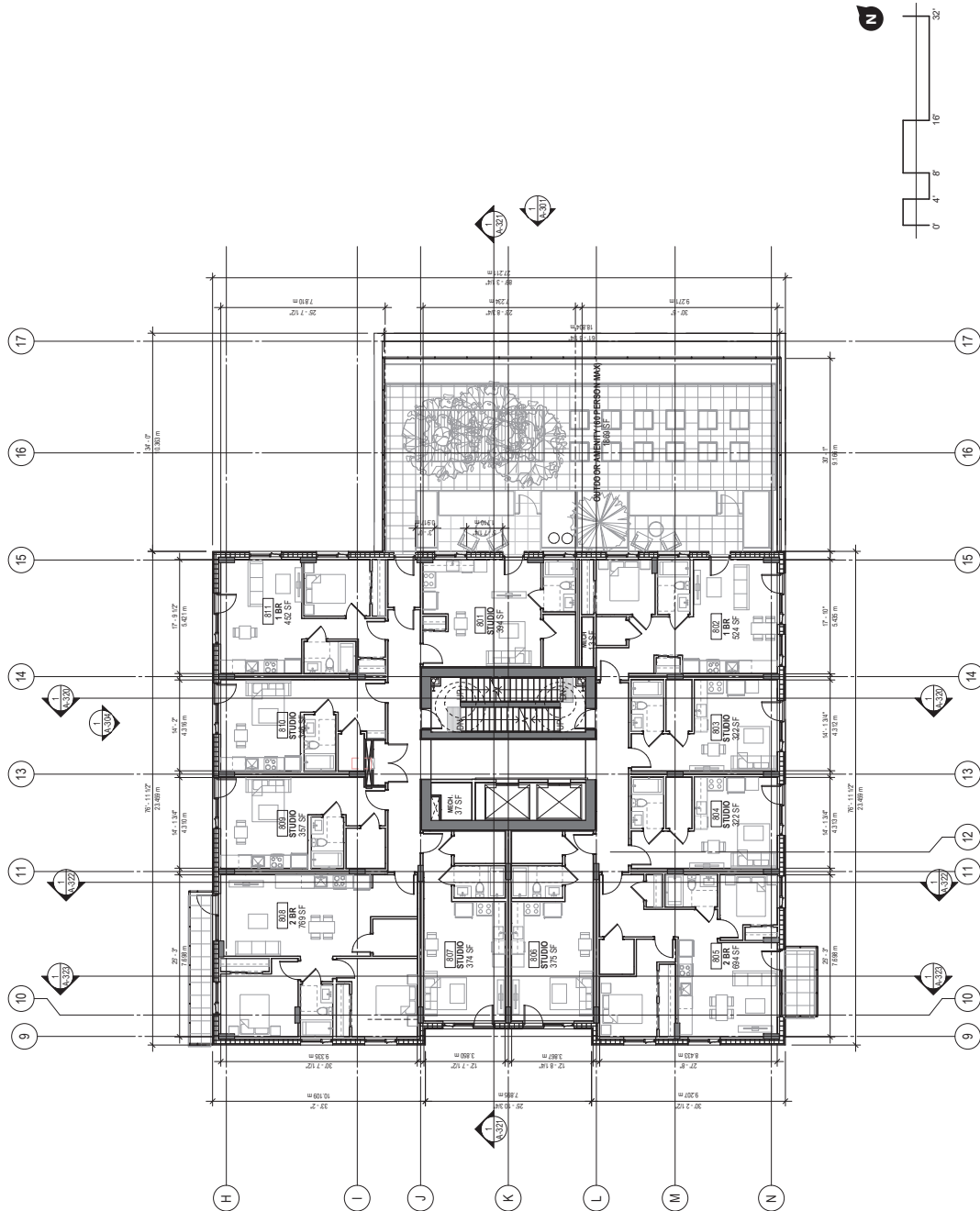
1. Stated unit sizes are inclusive of enclosed storage rooms and are measured paint to paint.
2. Power door operator rough in provided per Clause 3.8.3.12(clearances for all instances where entry door does not meet clearance requirements)

1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / FLOOR PLANS

Level 8

UNIT SUMMARY	
STUDIO - 7	
1 BED - 2	
1 BED (Accessible) - 0	
2 BED - 2	
3 BED - 0	
TOTAL - 11 UNITS	



NOTES:

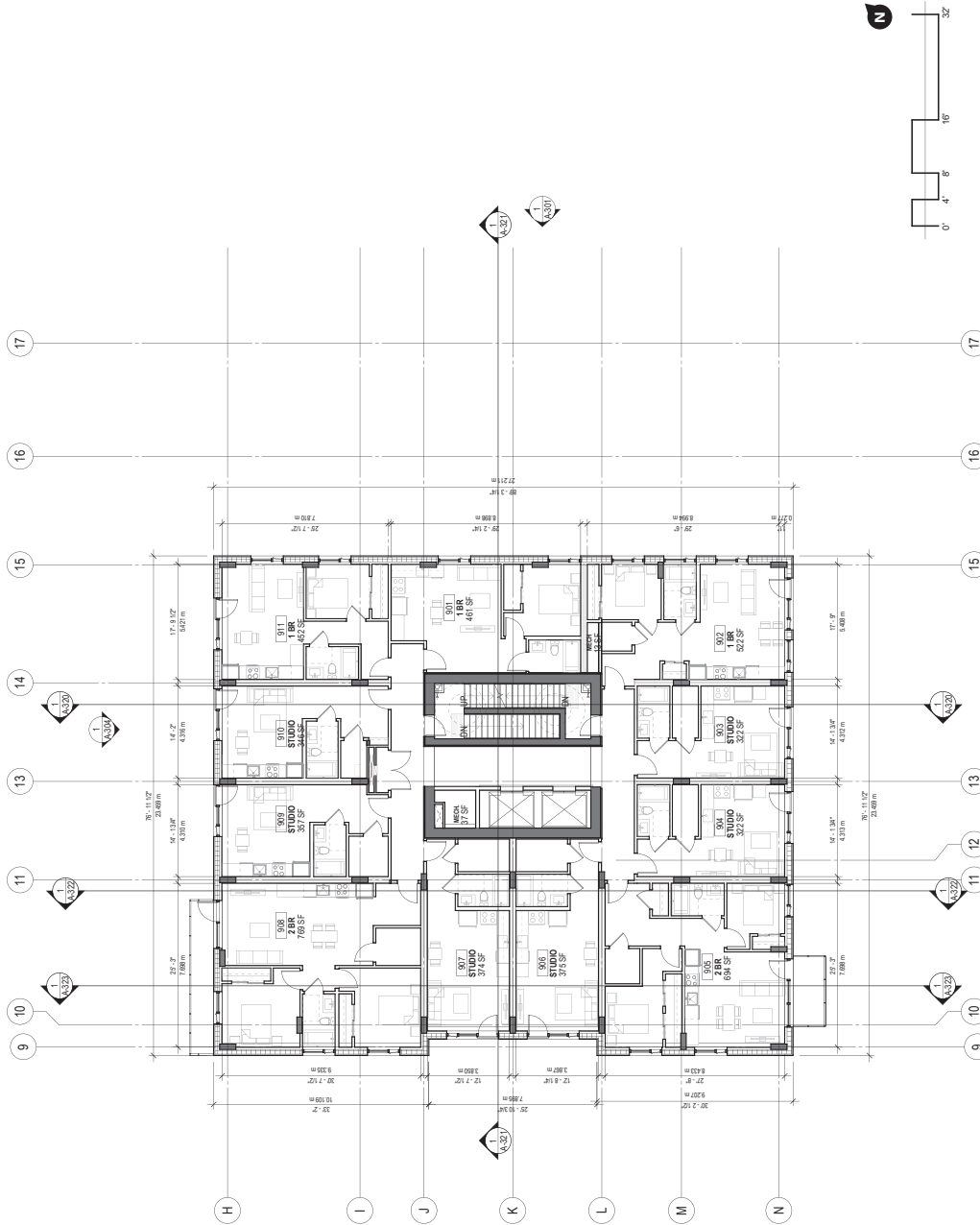
1. Stated unit sizes are inclusive of enclosed storage rooms and are measured point to point.
2. Power door operator rough in provided per Clause 3.8.3.12(Clearances for all instances where entry door does not meet clearance requirements)

1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / FLOOR PLANS

Level 9

UNIT SUMMARY	
STUDIOS - 6	
1 BED - 3	
1 BED (Accessible) - 0	
2 BED - 2	
3 BED - 0	
TOTAL - 11 UNITS	



NOTES:

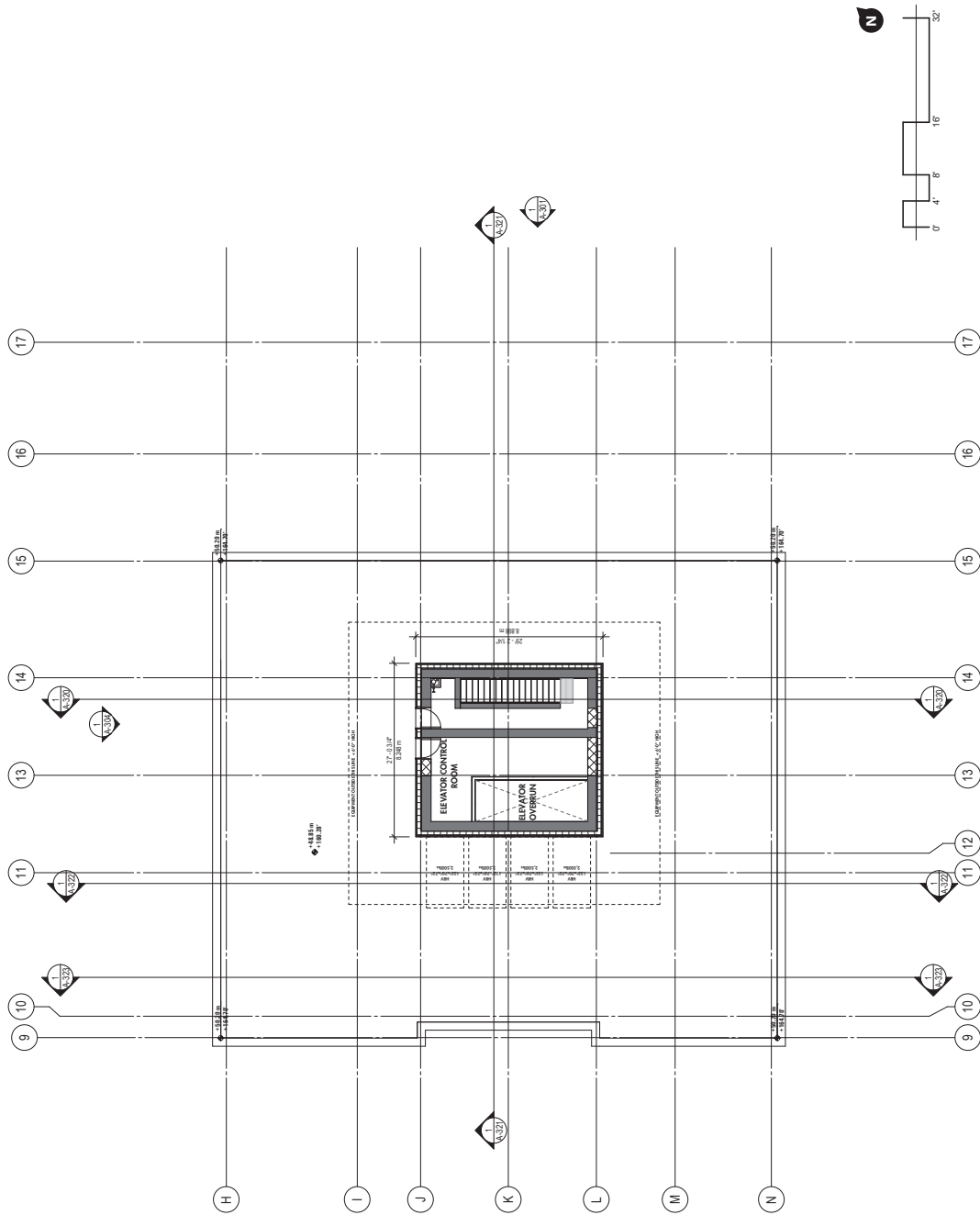
1. Stated unit sizes are inclusive of enclosed storage rooms and are measured paint to paint.
2. Power door operator rough in provided per Clause 3.8.3.1(2) Clearances for all instances where entry door does not meet clearance requirements

54 1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

vaha recovery affordable housing agency community LAND TRUST NEW COMMONS DEVELOPMENT ZGF

04 DRAWING SETS / FLOOR PLANS

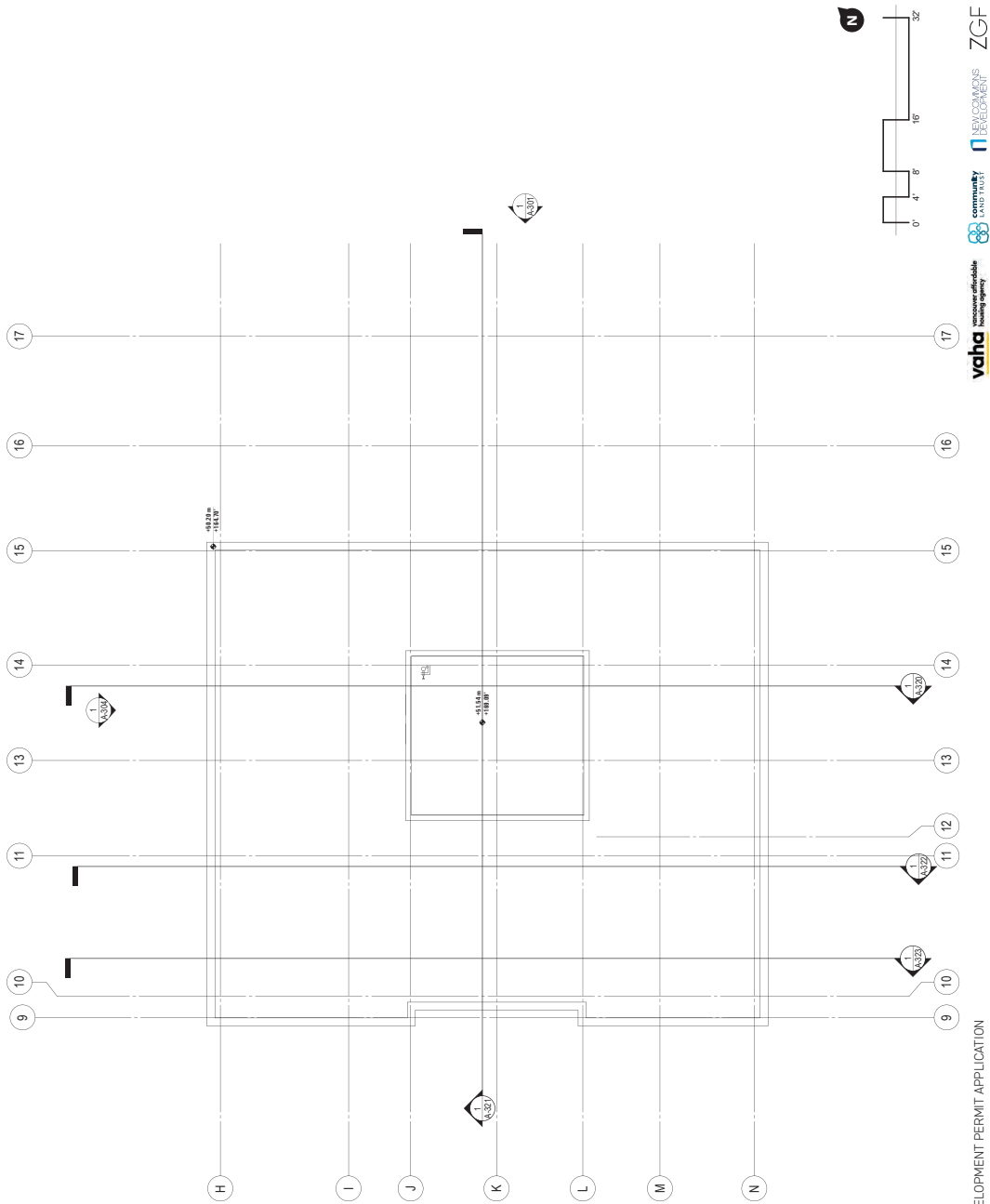
Roof Plan - Main Level



1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

04 DRAWING SETS / FLOOR PLANS

Roof Plan - Overrun



1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

FSR Overlay Plan

Level 1

LEVEL 1 - GFA SUMMARY		
Level	Name	Area
LEVEL 02		10283 SF
Total GFA		10283 SF

LEVEL 1 - FSREXCLUSIONS		
Level	Name	Area
LEVEL 01 (GROUND)	LOADING	1258 SF
LEVEL 01 (GROUND)	OFFICE	132 SF
LEVEL 01 (GROUND)	THERMAL EXCLUSION	158 SF
Excluded Area		1549 SF

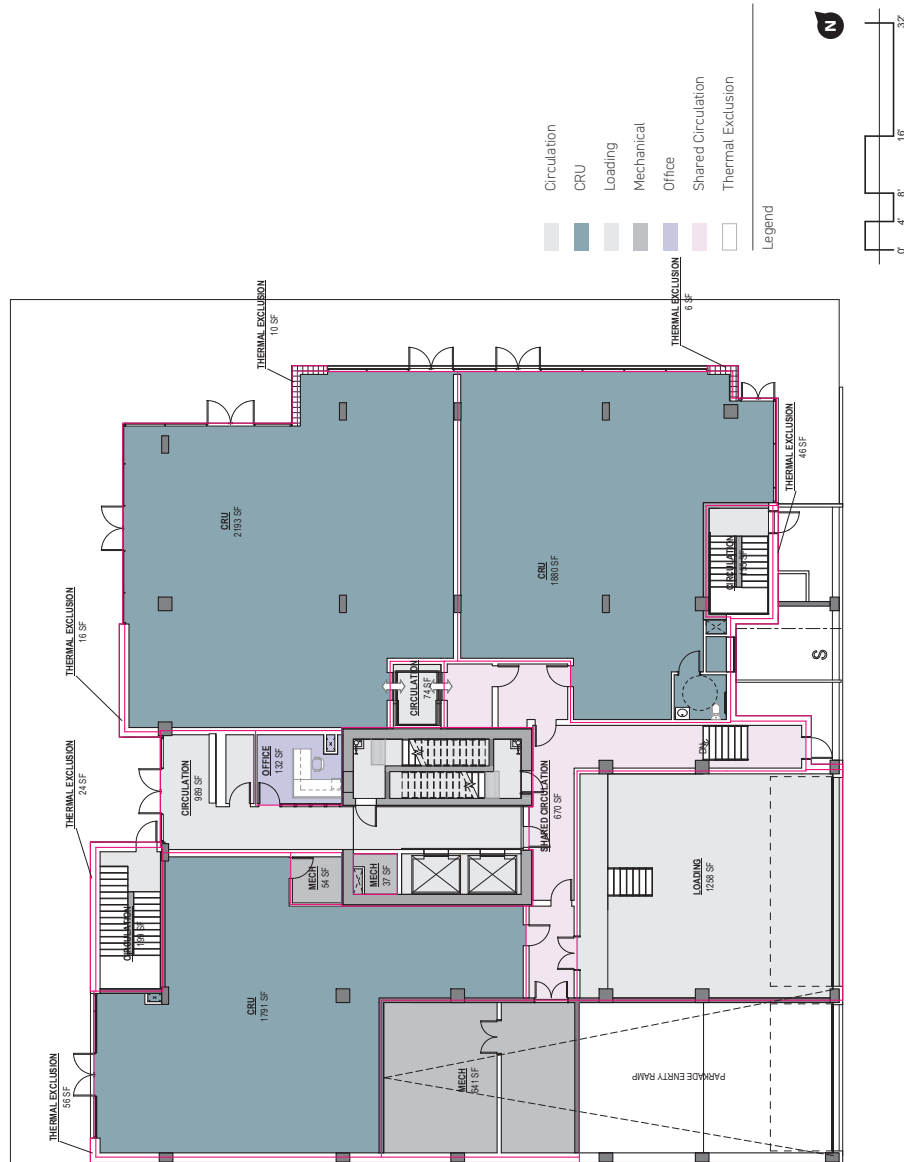
LEVEL 1 - FSR AREA SUMMARY		
Level	Name	Area
LEVEL 01 (GROUND)	CIRCULATION	74 SF
LEVEL 01 (GROUND)	CIRCULATION	155 SF
LEVEL 01 (GROUND)	CIRCULATION	190 SF
LEVEL 01 (GROUND)	CIRCULATION	980 SF
LEVEL 01 (GROUND)	CRU	2193 SF
LEVEL 01 (GROUND)	CRU	1890 SF
LEVEL 01 (GROUND)	CRU	1791 SF
LEVEL 01 (GROUND)	MECH	37 SF
LEVEL 01 (GROUND)	MECH	54 SF
LEVEL 01 (GROUND)	MECH	641 SF
LEVEL 01 (GROUND)	SHARED	670 SF
LEVEL 01 (GROUND)	CIRCULATION	9534

LEVEL 1 - COMMERCIAL AREA SUMMARY		
Level	Name	Area
LEVEL 01 (GROUND)	CRU	2193 SF
LEVEL 01 (GROUND)	CRU	1880 SF
LEVEL 01 (GROUND)	CRU	1791 SF
Total Commercial Area		5965 SF

Balconies excluded from floor area calculation.

Areas excluded from FSR are in-suite storage and common amenity areas.

Refer to project data table for total net floor area and FSR.



Level 2 - 6

LEVEL 2-6 - GFA SUMMARY		
Level	Name	Area
LEVEL 02	STUDIO	10283 SF
LEVEL 02	1 BED	566 SF
LEVEL 02	2 BED	702 SF
LEVEL 02	3 BED	901 SF
LEVEL 02	STORAGE	328 SF
LEVEL 02	MECH	328 SF
LEVEL 02	WALL THICKNESS	328 SF
LEVEL 02	EXCLUDED AREA	884 SF

LEVEL 2-6 - FSR AREA SUMMARY		
Level	Name	Area
LEVEL 02	STUDIO	10283 SF
LEVEL 02	1 BED	566 SF
LEVEL 02	2 BED	702 SF
LEVEL 02	3 BED	901 SF
LEVEL 02	STORAGE	328 SF
LEVEL 02	MECH	328 SF
LEVEL 02	WALL THICKNESS	328 SF
LEVEL 02	EXCLUDED AREA	884 SF

LEVEL 2-6 - BALCONY AREA SUMMARY		
Level	Name	Area
LEVEL 02	BALCONY	178 SF
LEVEL 02	EXCLUDED AREA	178 SF

Balconies excluded from floor area calculation.
Areas excluded from FSR are in-suites storage and common amenity areas.
Refer to project data table for total net floor area and FSR.



04 DRAWING SETS / FSR OVERLAY PLAN

Level 7

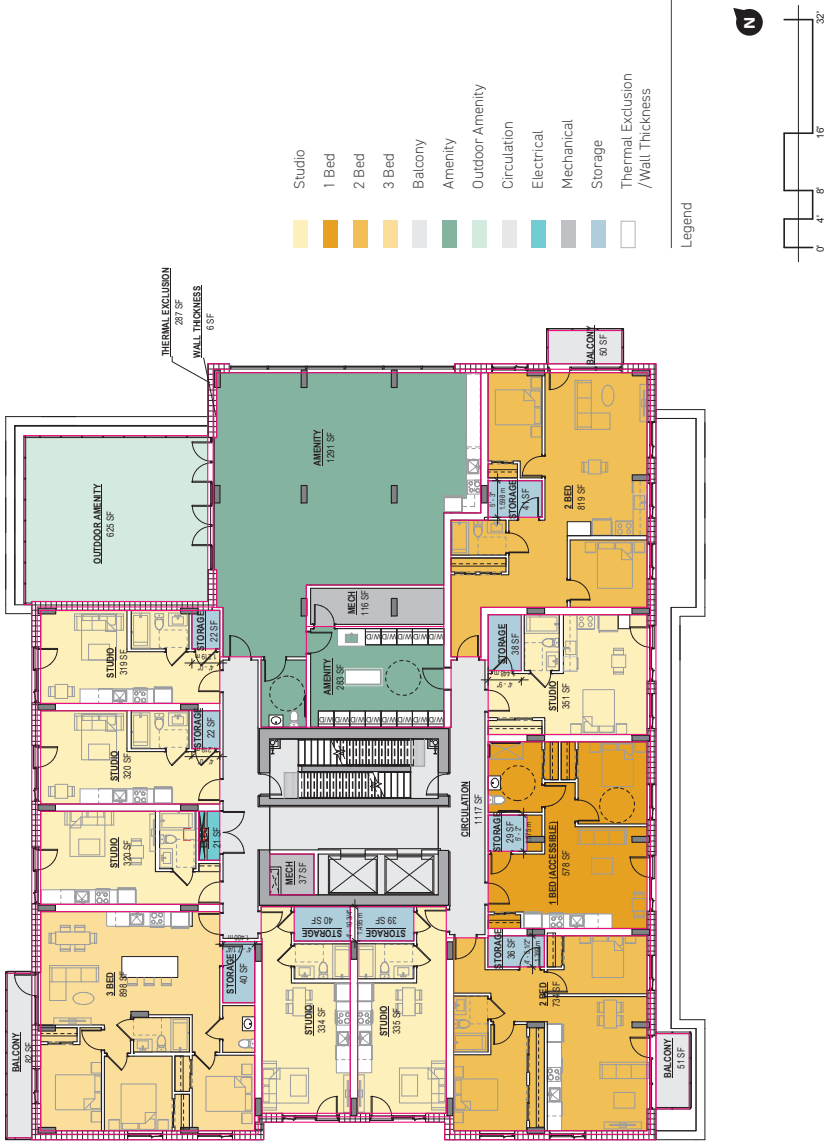
LEVEL 7 - GFA SUMMARY		
Level	Name	Area
LEVEL 07	AMENITY	1574 SF
LEVEL 07	STORAGE	306 SF
LEVEL 07	THERMAL EXCLUSION	287 SF
Total GFA		9100 SF

LEVEL 7 - FSR EXCLUSIONS		
Level	Name	Area
LEVEL 07	AMENITY	1574 SF
LEVEL 07	STORAGE	306 SF
LEVEL 07	THERMAL EXCLUSION	287 SF
Excluded Area		2167 SF

LEVEL 7 - FSR AREA SUMMARY		
Level	Name	Area
LEVEL 07	1 BED	578 SF
LEVEL 07	2 BED (ACCESSIBLE)	734 SF
LEVEL 07	2 BED	819 SF
LEVEL 07	3 BED	898 SF
LEVEL 07	CIRCULATION	1117 SF
LEVEL 07	ELEC	21 SF
LEVEL 07	MECH	116 SF
LEVEL 07	MECH	37 SF
LEVEL 07	OUTDOOR	272 SF
LEVEL 07	AMENITY	625 SF
LEVEL 07	STUDIO	335 SF
LEVEL 07	STUDIO	334 SF
LEVEL 07	STUDIO	320 SF
LEVEL 07	STUDIO	320 SF
LEVEL 07	STUDIO	319 SF
LEVEL 07	STUDIO	351 SF
LEVEL 07	WALL THICKNESS	16 SF
Net FSR Area		6932 SF

LEVEL 7 - BALCONY AREA SUMMARY		
Level	Name	Area
LEVEL 07	BALCONY	184 SF
Excluded Area		184 SF

Balconies excluded from floor area calculation.
Areas excluded from FSR are in-suite storage and common amenity areas.
Refer to project data table for total net floor area and FSR.



04 DRAWING SETS / FSR OVERLAY PLAN

Level 8

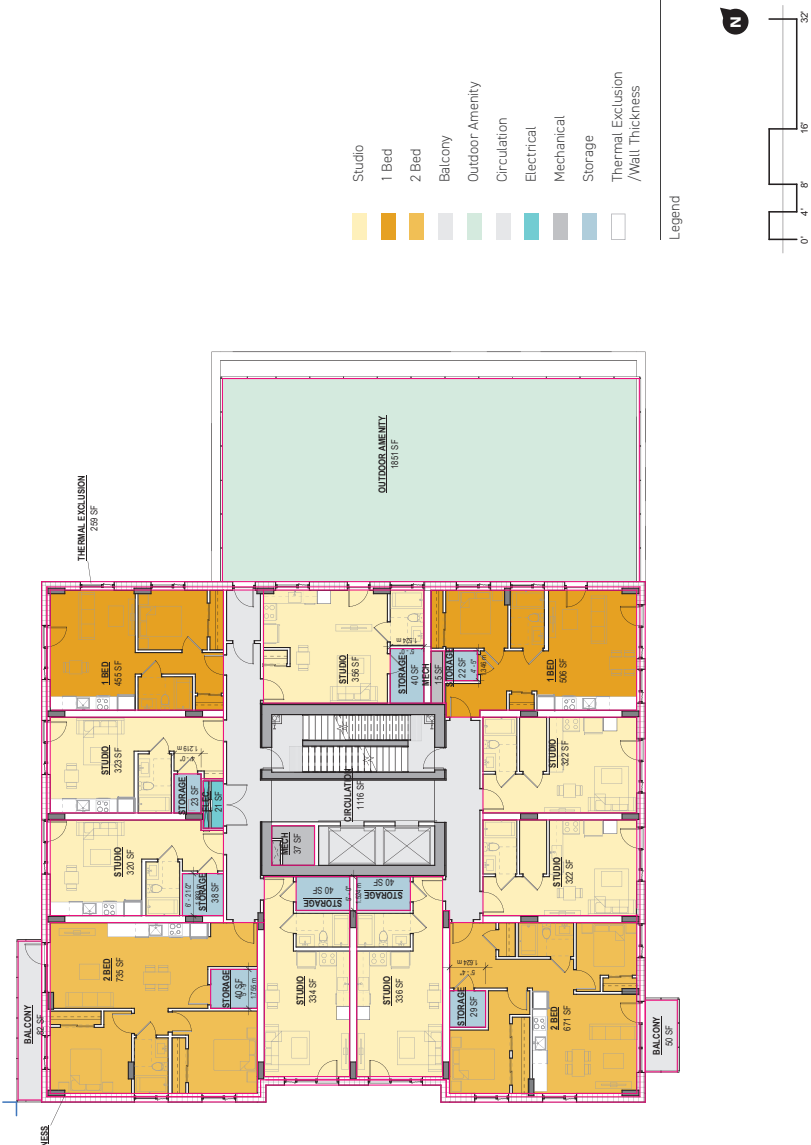
LEVEL 8 - GFA SUMMARY		
Level	Name	Area
LEVEL 08	STUDIO	1804 SF
LEVEL 08	THERMAL EXCLUSION	259 SF
Total GFA		2063 SF

LEVEL 8 - FSR EXCLUSIONS		
Level	Name	Area
LEVEL 08	STUDIO	271 SF
LEVEL 08	THERMAL EXCLUSION	259 SF
Excluded Area		530 SF

LEVEL 8 - FSR AREA SUMMARY		
Level	Name	Area
LEVEL 08	1 BED	506 SF
LEVEL 08	1 BED	465 SF
LEVEL 08	2 BED	671 SF
LEVEL 08	2 BED	735 SF
LEVEL 08	CIRCULATION	1116 SF
LEVEL 08	ELEC	21 SF
LEVEL 08	MECH	37 SF
LEVEL 08	MECH	16 SF
LEVEL 08	OUTDOOR AMENITY	1851 SF
LEVEL 08	STUDIO	322 SF
LEVEL 08	STUDIO	336 SF
LEVEL 08	STUDIO	334 SF
LEVEL 08	STUDIO	323 SF
LEVEL 08	STUDIO	320 SF
LEVEL 08	STUDIO	356 SF
LEVEL 08	WALL THICKNESS	365 SF
Net FSR Area		8075 SF

LEVEL 8 - BALCONY AREA SUMMARY		
Level	Name	Area
LEVEL 08	BALCONY	132 SF
Excluded Area		132 SF

Balconies excluded from floor area calculation.
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Refer to project data table for total net floor area and FSR.



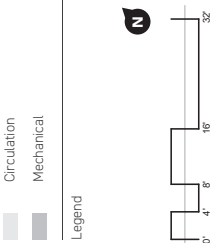
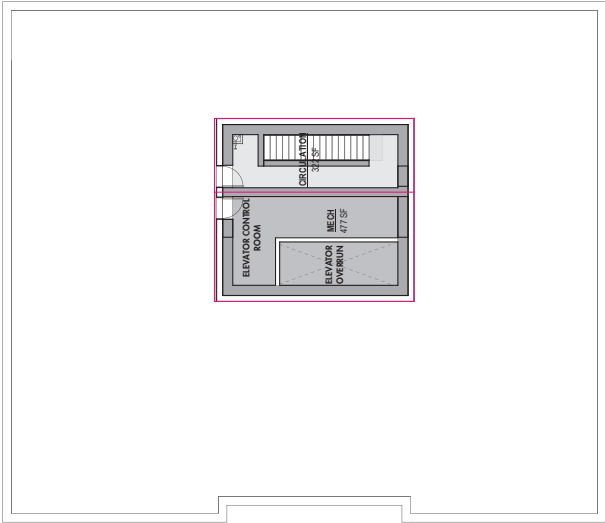
04 DRAWING SETS / FSR OVERLAY PLAN

Roof - Overrun

LEVEL ROOF - GFA SUMMARY		
Level	Name	Area
ROOF PLAN - MAIN		799 SF
Total GFA		799 SF

LEVEL ROOF - FSR AREA SUMMARY		
Level	Name	Area
ROOF PLAN - MAIN	CIRCULATION	322 SF
LEVEL - MAIN		
ROOF PLAN - MECH		477 SF
LEVEL - MAIN		
Net FSR Area		799 SF

Balconies excluded from floor area calculation.
Areas excluded from FSR are in-suite storage and common amenity areas.
Refer to project data table for total net floor area and FSR.



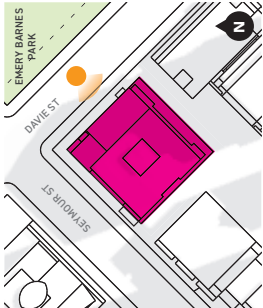
04. DRAWING SETS / ELEVATIONS

Elevations
North-East Elevation
(Project East)



MATERIALS LEGEND

- 1. Vertical, Finely Corrugated Metal Panel - Sand
- 2. Vertical, Large Scale Corrugated Metal Panel - Sand
- 3. Horizontal, Medium Corrugated Metal Panel - Sand
- 4. Engineered Wood Boards (Soffit)
- 5. Composite Slate Panel
- 6. Vision Glazing



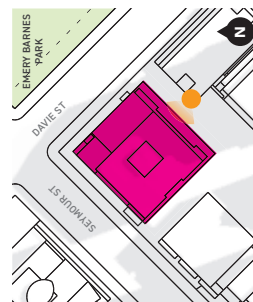
04 DRAWING SETS / ELEVATIONS

South-East Elevation
(Project South)



MATERIALS LEGEND

1. Vertical, Finely Corrugated Metal Panel - Sand
2. Vertical, Large Scale Corrugated Metal Panel - Sand
3. Horizontal, Medium Corrugated Metal Panel - Sand
4. Engineered Wood Boards (Soffit)
5. Composite Slat Panel
6. Vision Glazing



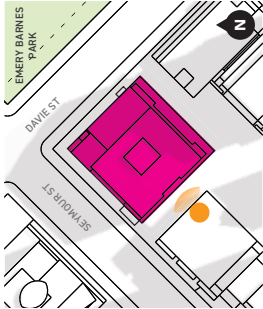
04 DRAWING SETS / ELEVATIONS

South-West Elevation
(Project West)



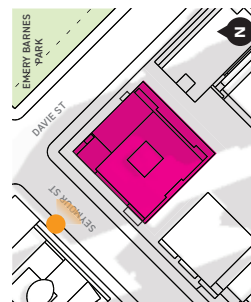
MATERIALS LEGEND

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- 5. Composite Slate Panel
- 6. Vision Glazing



MATERIALS LEGEND

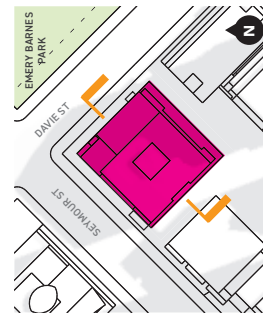
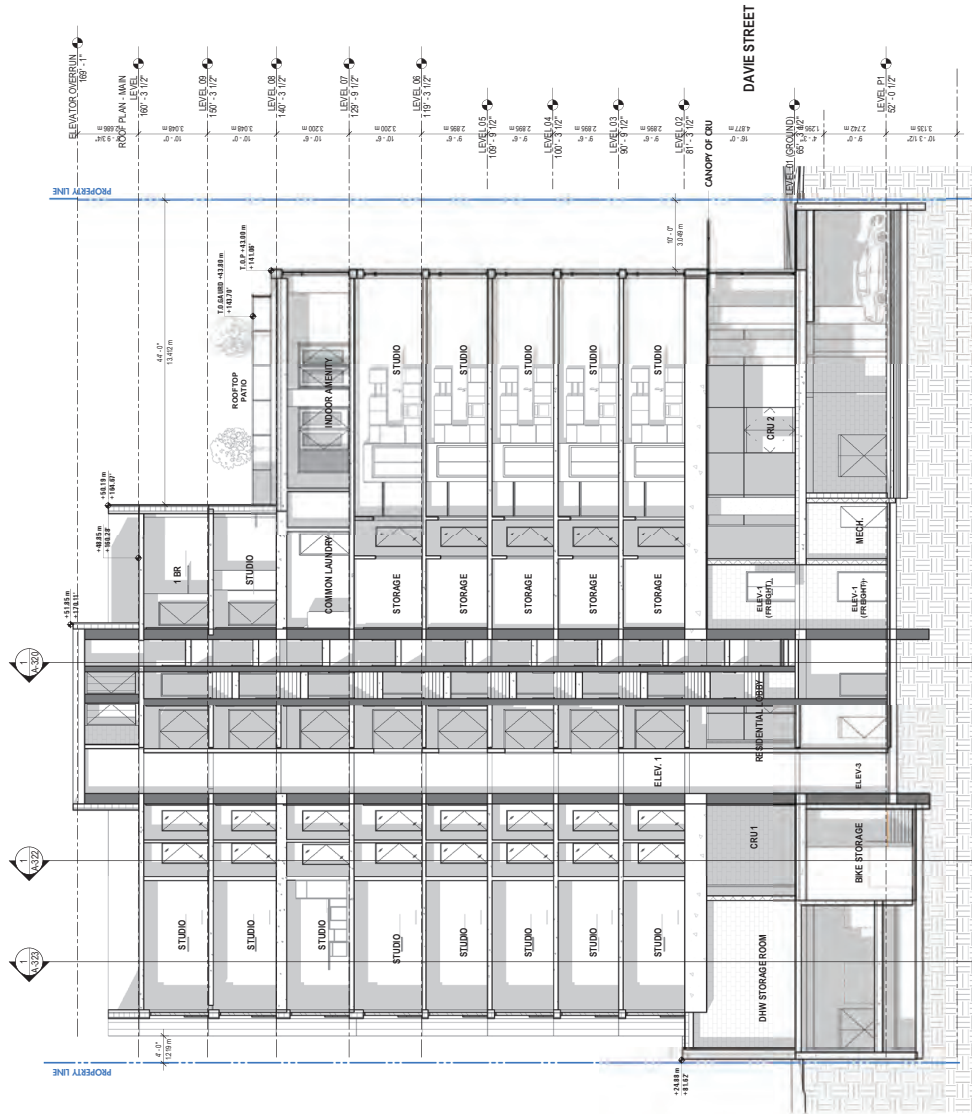
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2. Vertical, Large Scale Corrugated Metal Panel - Sand
3. Horizontal, Medium Corrugated Metal Panel - Sand
4. Engineered Wood Boards (Soffit)
5. Composite Steel Panel
6. Vision Glazing

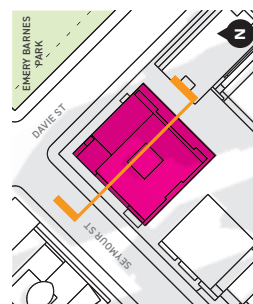


04. DRAWING SETS / SECTIONS

Sections

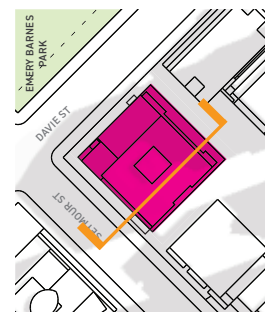
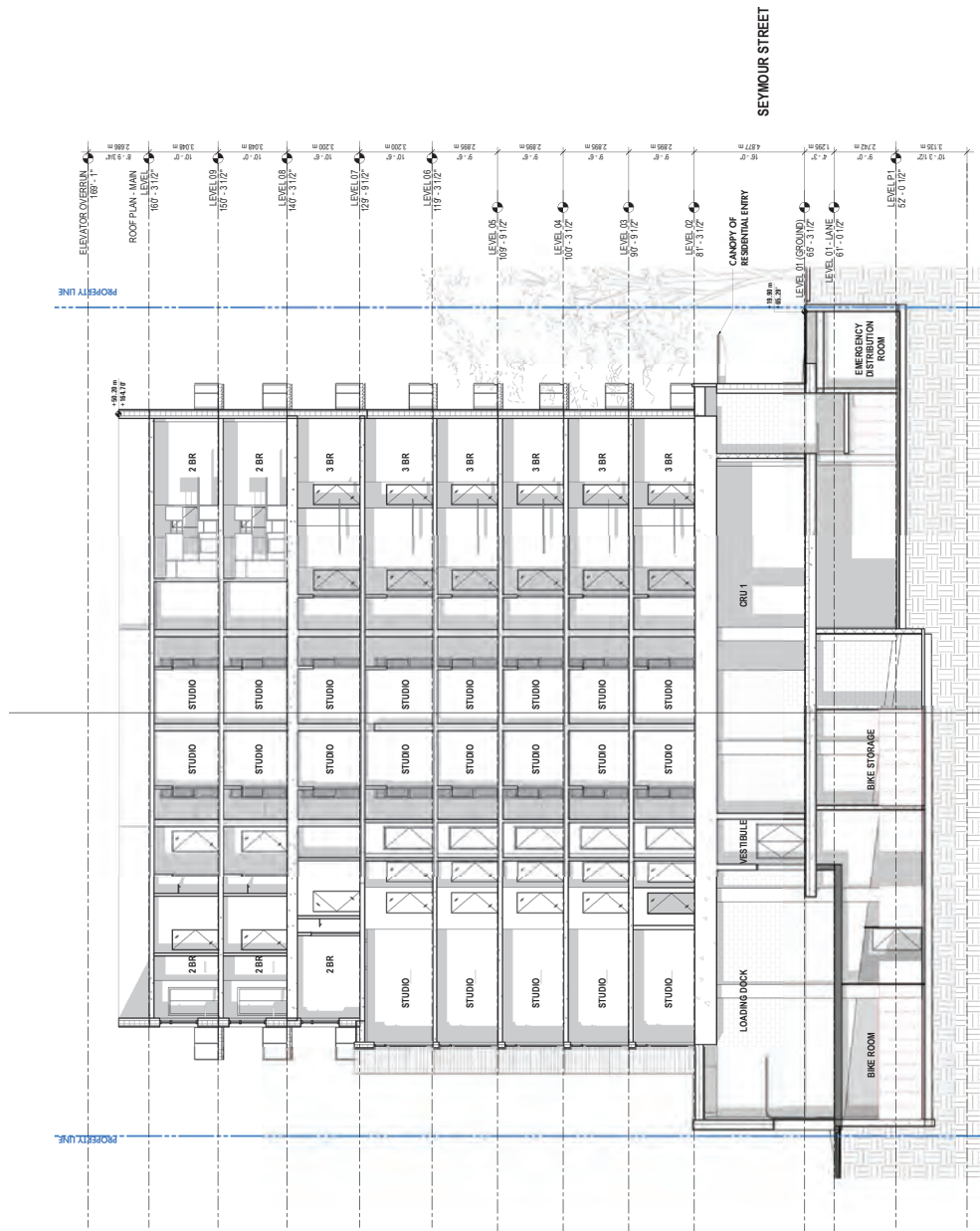
Project West East Section
(Section BB)





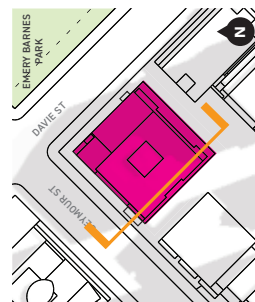
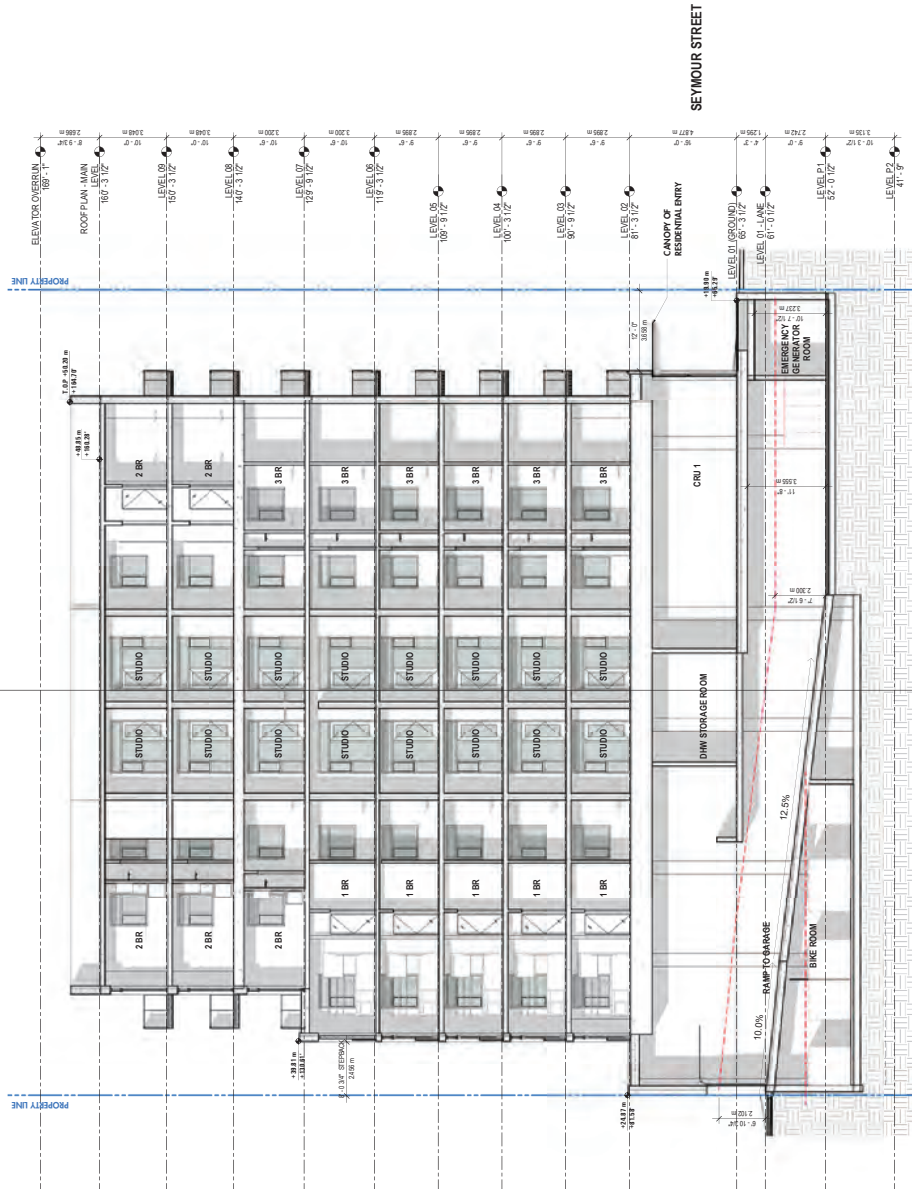
04 DRAWING SETS / SECTIONS

Project North South Section
(Section CC)



04 DRAWING SETS / SECTIONS

Project North South Section
(Section DD)



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community LAND TRUST
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1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION