



PROJECT

01 PROJECT

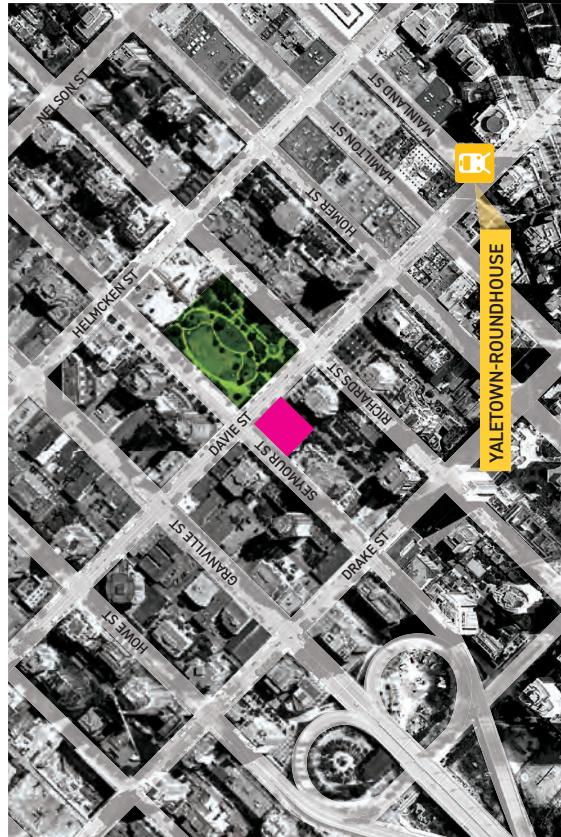
Project Overview

Project Vision

The development of the site at 1210 Seymour Street intends to provide 112 well-designed rental homes. The floor plans are set out to maximize the number of homes as well as achieve affordability levels.

A minimum of 5% of all homes will be developed as fully wheelchair accessible per the *City of Vancouver Housing Design and Technical Guidelines (v2.7)* and *Vancouver Building Bylaw (NBL) Division B, Section 3.8*. All of the homes will be designed for universal access. Design principles and parameters for the development include:

- Passive House Certification to reduce building energy use and improve livability
- Communal spaces that encourage resident interaction and engagement
- Special attention to mitigate impacts on Emery Barnes Park through building massing, modulation, and creation of visible green space
- Collaborative partnership through design and construction to create efficiency and expedite project schedule
- Locally sourced and manufactured materials that support local industries and lower embodied carbon.



01 PROJECT / QUALITATIVE PROJECT OBJECTIVES

Qualitative Project Objectives

Affordability

The project will provide a range of high-quality individual and family homes at affordable rates to support the housing needs in the community.

A balanced mix of studio, one bedroom, and family homes has been utilized to maximize the number of affordable units while also providing generous living spaces and resident amenities.

Building Performance

With a team of highly qualified design and construction professionals, the Seymour project will be a high-performance building that targets Passive House certification.

This building will provide benefits for the tenants, including improved thermal comfort, high levels of indoor air quality, and maximum daylighting with minimal solar heat gain. These parameters have been used as key drivers in developing the building form and construction approach. Highly efficient use of resources such as electricity and water, combine with the effective use of environmentally conscious materials to create low-consuming, healthy homes.

The performance requirements set out by the Passive House Institute ensure that these homes will provide excellent thermal comfort, radically low energy bills, and substantial acoustic dampening of traffic noise.

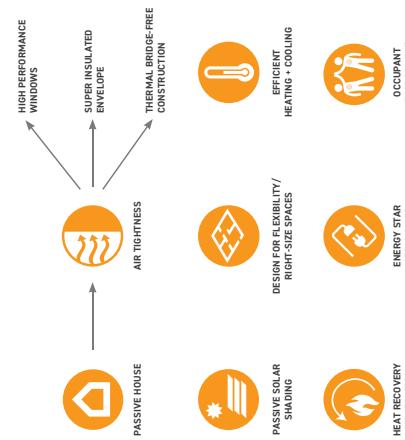
Provide an **innovative building**,
achieving high energy efficiency
goals with sensitive community
oriented design.

Schedule

The team is working in a collaborative partnership through design and construction, while leveraging innovative materials and methods to benefit the schedule.

Closely considering constructability and material selection will contribute significantly to schedule efficiencies, bringing much needed affordable homes to the neighbourhood. Also, the project team will try to locally source materials, while managing costs, as this is a fundamental principle in order to maintain and deepen affordability.

The team will work in a collaborative environment for a qualitative and efficient design process through all phases of development to leverage construction and materials solutions to benefit the schedule.



Building Performance Key Drivers.

Quantitative Project Objectives

Seymour Project Overview

In keeping with the recommendations set out by the City of Vancouver this proposed development aims to provide much needed affordable housing to Vancouver's downtown. Of particular importance, family units were identified as supporting an unmet need for affordable family housing in the area. The building is organized to maximize the number of high quality housing units while also acknowledging the impact a new mid-rise building would have on the neighbourhood. Specifically, the shading impacts to Emery Y Barnes Park were explored in detail to develop a massing for the site that would reduce unnecessary shading.

Data Summary

For a more detailed breakdown, refer to the Development Data section on page 38.

Current Zoning	Proposed FSR	Proposed Building Height	Proposed Outdoor Amenity Area
DD	4.99 <small>After exclusions.</small>	9 storeys <small>from base surface along Seymour Street o top of parapet.</small>	2,476 SF <small>Gross</small>
Site Area	Proposed Residential Area	Proposed Indoor Amenity Area	Proposed Bicycle Parking
	14,995 SF <small>Excludes in-unit storage.</small>	1,574 SF <small>Gross</small>	211
Proposed Commercial Area	Proposed Number of Units	Proposed Vehicle Parking	
	5,865 SF	9 <small>Including 1 Car Share stall and 3 Commercial stalls.</small>	112 <small>20% are family units.</small>

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02 SITE

Site Overview

Property Information

Civic Address

1210 Seymour Street / 560 Davie Street, Vancouver

PID and Legal Descriptions

Lot 1 to Lot 5, All of Block 104 District Lot 541 Plan 210

Lot Area

14,995 SF

Current Zoning

DD

Lot Size

Five legal lots, each 25 feet x 120 feet (width x depth)

Current Use

Two one-storey multi-tenanted commercial/retail buildings.

Proposed Use

9 Storey building with a single-storey commercial/retail at grade and affordable housing units above, supported by one level of underground parking.

112 residential units make up 50,345 SF of the total 83,818 SF of total gross floor area (GFA) above grade. Commercial retail units (CRUs) account for 5,865 SF. The ground floor residential lobby will enter off of Seymour Street, while access to the underground parking and loading bay will be from the lane that runs along the south east side of the site.



Map of area within a 250m range of the site.



Legend	
■	Site
■	Park
■	SkyTrain Station
■	Bus Stop

02 SITE / SITE CONTEXT: SITE FEATURES

Site Context

Site Features

The Seymour site is currently occupied by two single-storey commercial retail buildings which cover approximately 90% of the site, with the remaining 10% occupied by a paved parking area. Some of the units have already been vacated.

The site slopes downwards from the north corner to the south corner by approximately 15m. It is flanked on two sides by Seymour and Davie Streets, with the lane on the third side. The fourth side abuts the development at 1238 Seymour Street. The site is serviced for all utilities, including hydro, water, storm and sanitary sewer, natural gas and telephone.

In addition to observing all site setbacks, special consideration was given in the development of the massing to minimize the shading impact on Emery Barnes Park. The proposed FSR for the project is 4.9.



① On Davie street and lane looking northwest at the site.



② At Davie and Seymour street looking south at site.



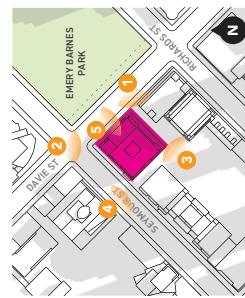
③ At lane looking north at site.



④ On Seymour street, neighboring residential side entrance



⑤ At Davie Street in front of site looking south-east

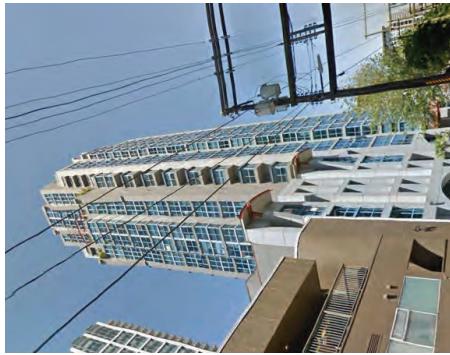


02 SITE / SITE CONTEXT: NEIGHBOURHOOD OVERVIEW

Neighbourhood Overview

The site at 1210 Seymour Street is located in the Downtown South neighbourhood at the junction of Davie Street and Seymour Street, overlooking Emery Barnes Park. The neighbourhood is a high-density residential and mixed-use community containing, or within walking distance to, offices, shops, restaurants, cultural facilities, parks, beaches, and health facilities.

The neighbourhood is well-connected with multiple transportation modes available. The #6 bus serving the length of Davie Street, has stops in each direction on the same block as the site. Granville Street is one block away and is served by #4, #7, #10, #14, #16 and #50 bus routes. There is a stop for the #23 bus running along Beach Avenue two blocks along Seymour Street. Three blocks away is Yaletown-Roundhouse Station on the Canada Line. The Downtown is also well-served by a multitude of taxis, car share, car co-op and bike share options.



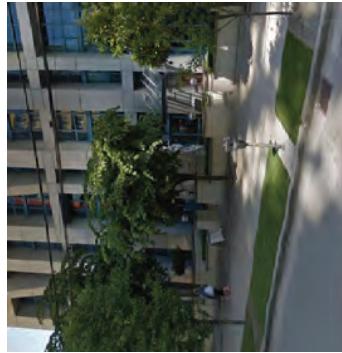
③ 1240 Seymour Street



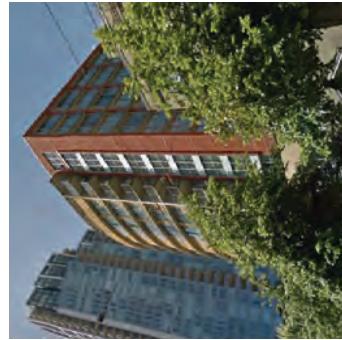
② 1225 Richards Street



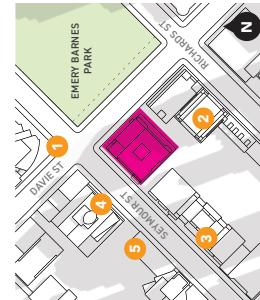
① 1199 Seymour Street

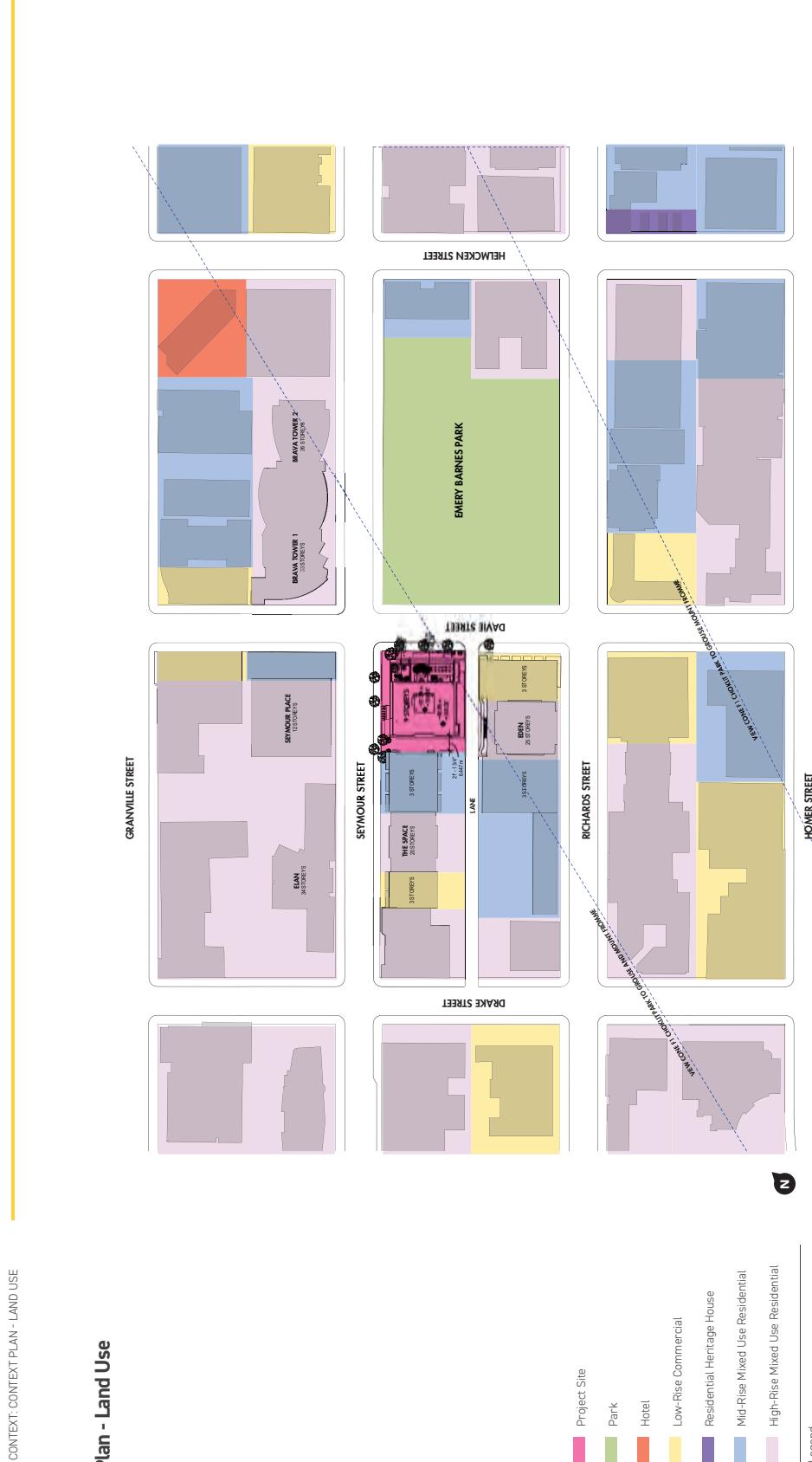


⑤ Seymour Streetscape



④ Seymour Place







03 DESIGN

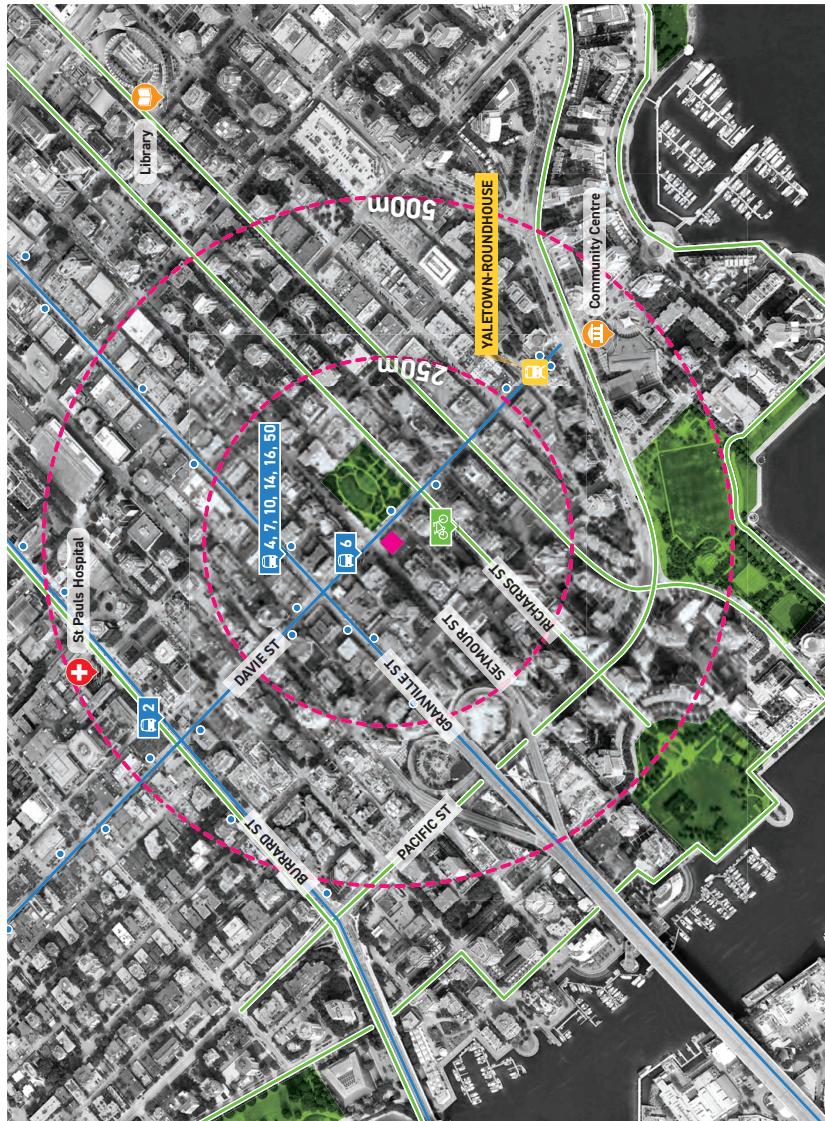
The Neighborhood Amenity

The intersection of Seymour Street and Davie Street is an urban oasis amongst the towers of Downtown Vancouver anchored by the well utilized and refreshingly lush Emery Barnes Park. The established street trees along Seymour and Richards Streets enhance the public realm and create clean natural pathways to and from the park. All manner of services from social to retail to cultural proliferate at the immediate store frontages and a robust transit infrastructure supports multi-modal local and regional access.

The proposed project seeks to locate 112 secured affordable rental housing units at the heart of this urban oasis that will support unmet needs in the downtown housing stock and provide access to the surrounding amenities for the underserved. Contributing to the natural resources adjacent to the project site, the proposal includes adding pedestrian green spaces to the existing street trees along Davie Street and Seymour Street. Additionally, a mix of urban agriculture and landscaping pronounce the shared outdoor amenity spaces throughout the building.

Secured affordable rental accommodations provide a variety of housing options including a 20% mix of family-oriented units in the form of 2 and 3 bedroom homes. As per the requirements set out in **Section 3.8 or Division B of the Vancouver Building Bylaw (VBBJ)** along with the City of Vancouver's Housing Design and Technical Guidelines, all homes will be designed to be fully adaptable with a minimum of five percent (5%) of all homes as fully wheelchair accessible. Opportunities for social interaction and facilitation of community initiatives within the building are maximized through multiple shared indoor and outdoor amenity spaces. The incorporation of landscaped terraces and site edges promote cleaner and greener streets and serve to enhance the public realm. The development promotes bike usage with an extensive provision for bike storage, direct street access, and a maintenance/bike shop for bikes. A re-enlivened frontage on Davie and Seymour with additional eyes on the street from the building's residences and amenity areas are intended to support safety in the adjacent public realm.

"112 affordable rental housing units at the heart of a richly connected urban oasis"



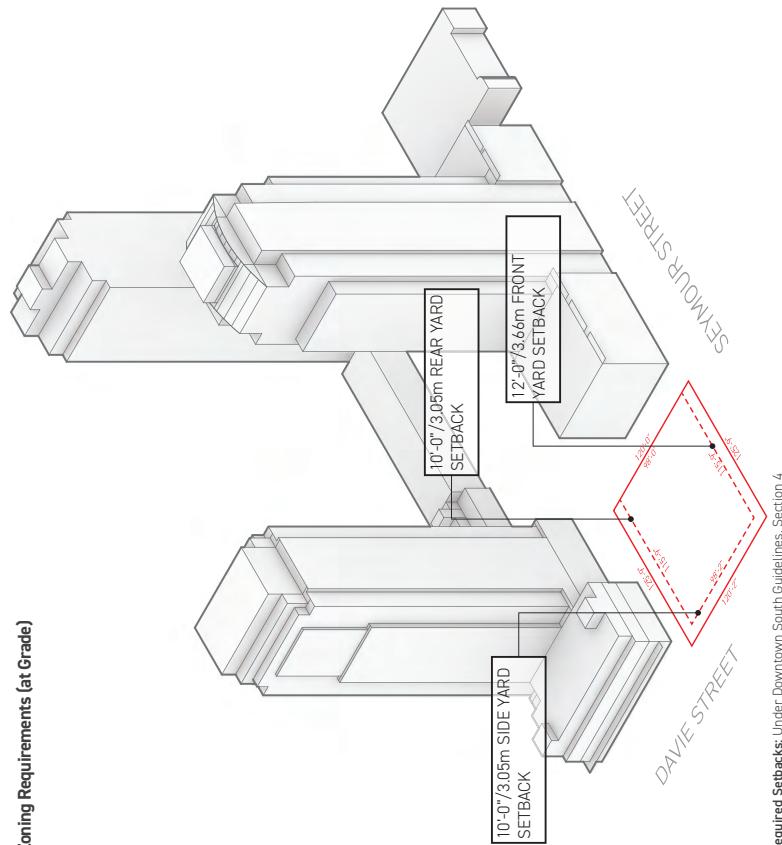
Neighbourhood amenities within a 500m range of the site.

Site	Bike Paths
Parks	Bus Routes

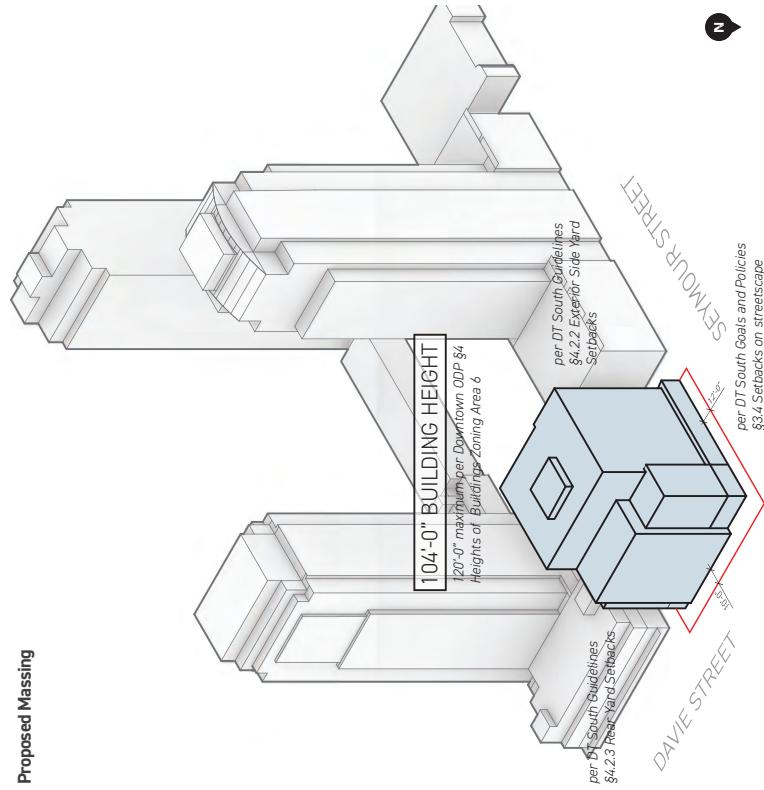
City Zoning Requirements

03 DESIGN / CITY ZONING REQUIREMENTS

Zoning Requirements (at Grade)



Proposed Massing



Proposed Massing

Design Rationale: The Building

Massing

A The project massing is developed through extruding the buildable site area to create street frontage and locate usable floor area next to the high-traffic pedestrian zone along Seymour Street and Davie Street.

B Given the comparatively low height of the project, relative to adjacent buildings, the ubiquitous tower and podium condition is hybridized into a more monolithic composition to ground and bookend the corner condition.

Street Presence

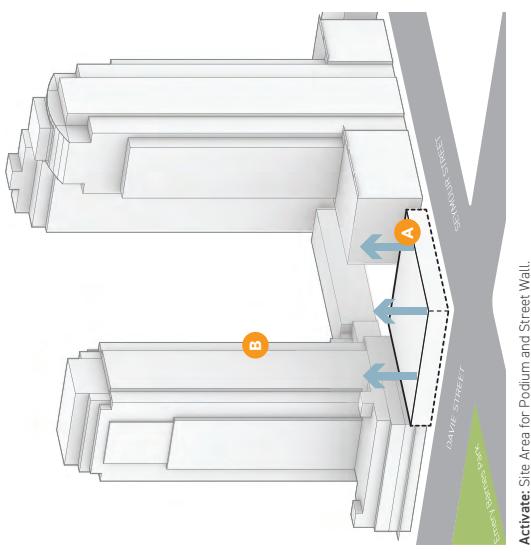
C The overall building massing is brought down to meet the street and create vertical elements that carry through the building. A significant setback at 75' puts the massing away from Emery Barnes Park and creates complimentary green spaces that frame the primary views of the building while reducing the shadows cast on the park.

D Continuing the street-level amenities East of the site, a porous and visually connected arg-grade restaurant/retail spaces add to the vibrancy of the pedestrian realm. As the project turns the corner onto Seymour street it transitions to a welcoming residential amenity and entryway to the homes above, thus carrying the residential character of Seymour Street through the Northwest building facade.

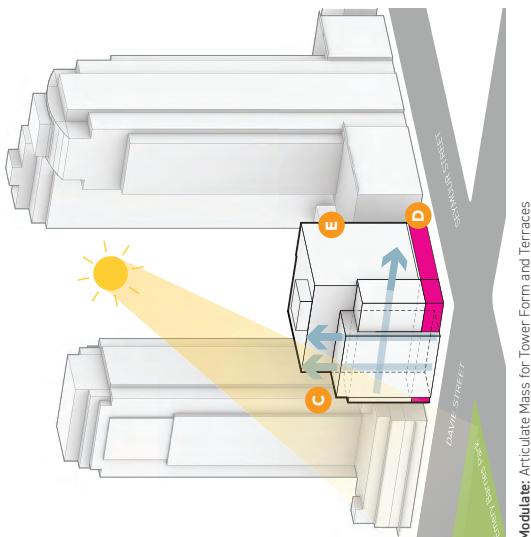
E In order to pull the building mass away from the park and maintain an efficient floor plate on all levels of the building, the setback is reduced from 10'-0" to 4'-0" along the South (rear yard) lot line above 70'-0". At 3 stories the adjacent podium is well below the 70'-0" height and so is not impacted by the 6'-0" reduction in setback.

Outdoor Gardens

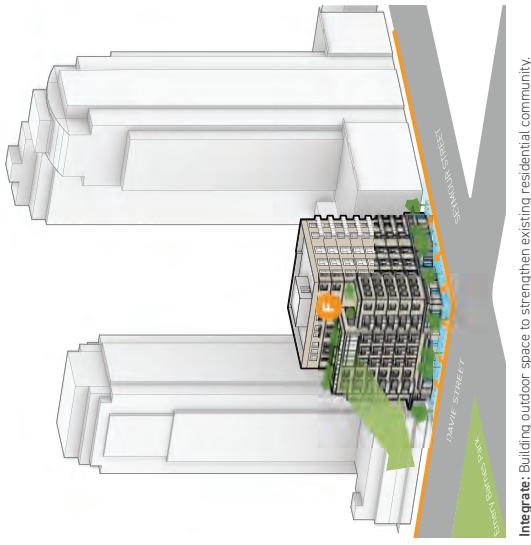
F The 7th and 8th floor roof decks provide ample space to host resident activities such as gathering, dining, and gardening. The direct adjacency of the indoor amenity space, communal laundry, and outdoor terrace further extends the usability of these areas and creates connectivity between the three. Green space has been provided for resident gardening as well as landscaping to provide shade, natural beauty and a visual connection to Emery Barnes Park directly across Davie Street.



Activate: Site Area for Podium and Street Wall.



Modulate: Articulate Mass for Tower Form and Terraces

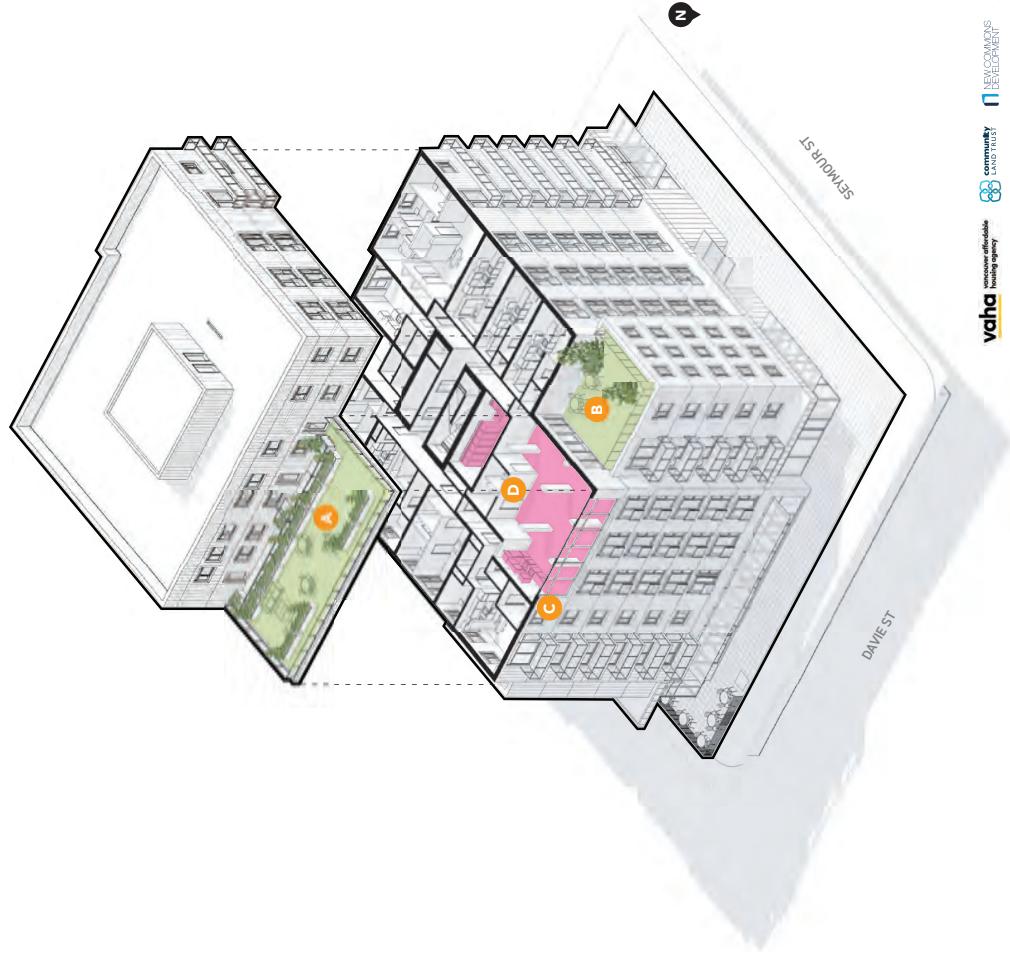


Integrate: Building outdoor space to strengthen existing residential community.

03 DESIGN / DESIGN RATIONALE THE BUILDING

Outdoor Amenities

- Ⓐ The outdoor amenity areas are conceived as an extension of the well-utilized park space across Davie Street and seek to complement the community amenities at Emery Barnes Park with equally vibrant outdoor spaces for building residents.
- Ⓑ The amenity areas on the 7th floor provide a well connected indoor/outdoor communal space with direct access and visual connection from the communal kitchen and laundry to the shared gathering areas and the outdoor green space.



Indoor Amenities

- Ⓒ Creating a communal centre these amenity spaces, which are well-connected, visible, and social, allows for greater interaction and community building to take place. Large windows that overlook the adjacent Emery Barnes create bright and airy gathering spaces that also frame views to the park and downtown Vancouver.
- Ⓓ In addition to meeting the City of Vancouver's Housing Design and Technical Guidelines for amenity areas, both the indoor and outdoor spaces are programmed for passive and active uses to support regular resident utilization and enjoyment.

03 DESIGN / DESIGN RATIONALE: THE BUILDING

Street Presence

1 At Davie Street:

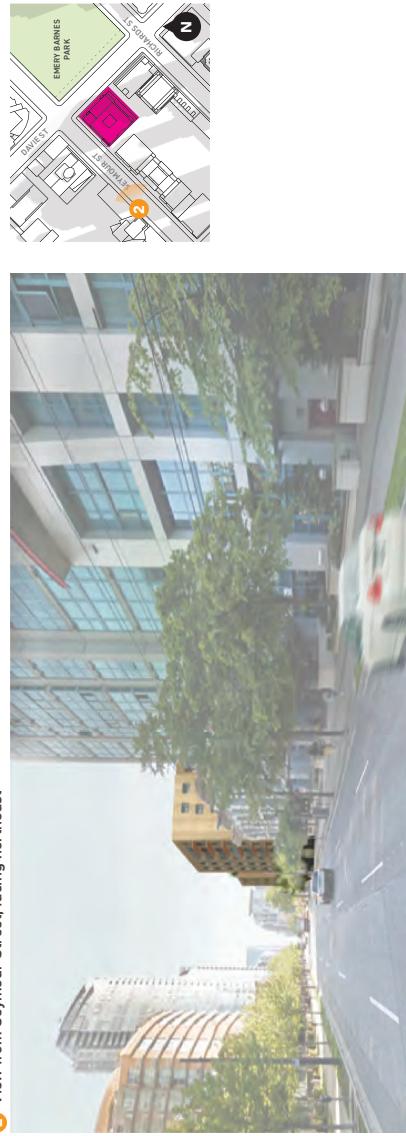
- The proposed massing provides a low-rise street enclosure (per DTS G.4.1) set back and harmonized with the neighbouring properties.
- It responds to retail continuity (per ODP Section 2) and streetscape design considerations for Davie Street (per ODP S8, DTS GP 3.4) outlined in the existing policy context.
- An awning / canopy of 10+ feet depth on Davie (per DTS G. SS.6) will be provided.
- The proposed massing aims to reduce shading the park in the afternoons (per DTS G.2.6.1) by stepping back the tower component (Level 7 and above).
- Terraced and sculpted floors at Level 7 and above (per DTS G. 2.5.1) emphasize scale transition from built form to Davie Street and Emery Barnes Park.

2 At Seymour Street:

- The proposed massing provides a continuous streetwall on Seymour Street, acknowledging its corner siting.
- The tower mass is set back from Seymour Street and its sculpted top levels are legible from the street, emphasizing scale transition towards Emery Barnes Park.



1 View from Davie Street, facing southeast



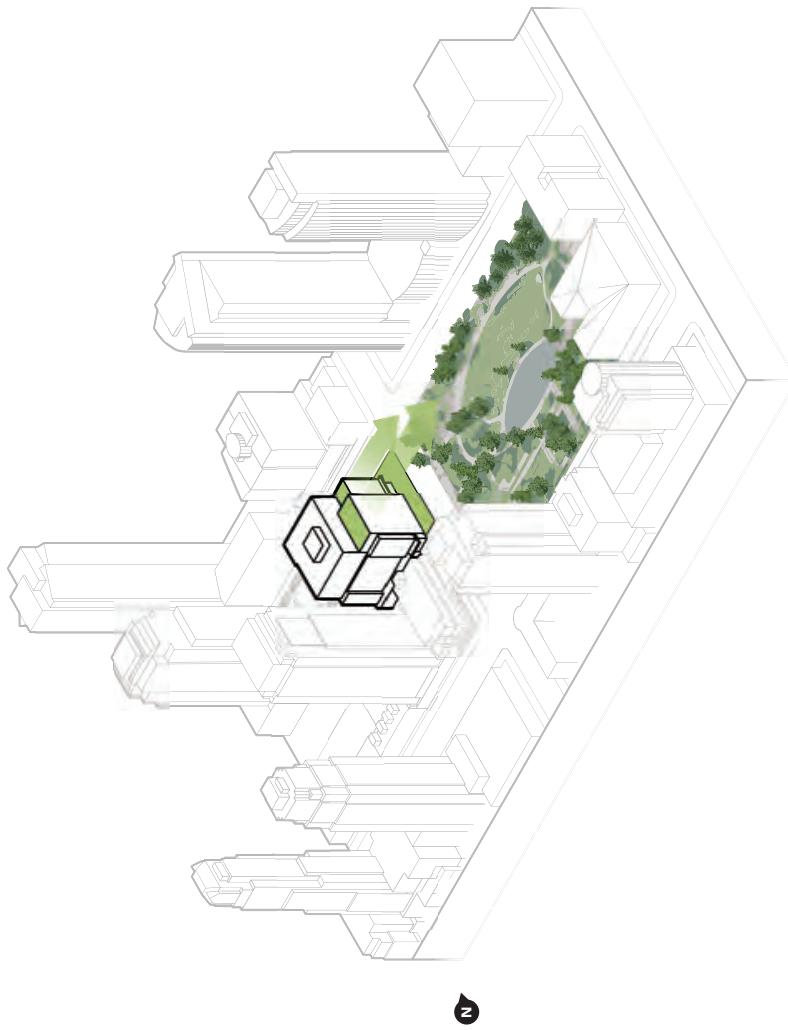
2 View from Seymour Street, facing northeast

Relationship to Emery Barnes Park

Connection to Nature

Being directly adjacent to an active community green space, as in the case of the 1210 Seymour and Emery Barnes Park, allows the building to connect with and draw from the natural outdoor amenity. The building is positioned in way that it orients itself to the park without casting an intrusive shadow on the park. It furthermore contributes to the physical continuity of greenspace with its landscaped areas at street level and visual continuity of greenspace in the rooftop amenity areas.

The landscape design intends to create a collection of engaging outdoor spaces that will provide residents the ability to foster a sense of community through the use of functional shared spaces that are accessible, interesting, and unique to the project.



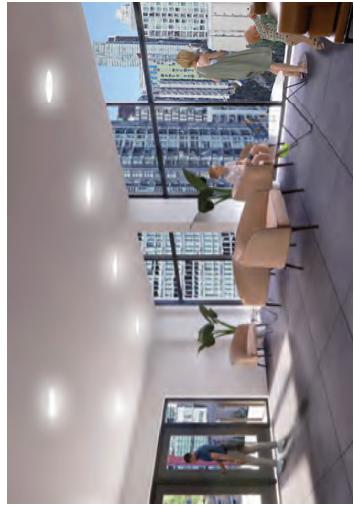
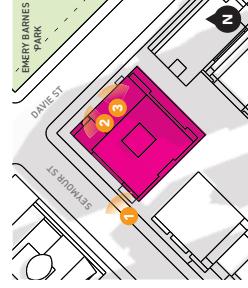
03 DESIGN / RELATIONSHIP TO EMERY PARK

Landscape and Amenities



1 Residential Entrance along Seymour Street.

The landscape design at the ground level will employ landscape finishes that are complementary to the building form and enhance the streetscape at this prominent corner within the city. These finishes will include contemporary site furnishings and fields of feature paving to distinguish Residential and CRU entrance while maintaining a sense of openness within the streetscape.



2 Indoor Amenity at Level 7 looking over Emery Barnes Park, with a connecting Outdoor Amenity area

The landscape design at Level 7 is treated as an extension of the interior amenity space allowing residents to dine outdoors in small or large groups. Planting on this level is inspired by the idea of a kitchen garden where edible plants including communal herbs will be incorporated. Tables, chairs and spaces to use a portable barbecue are also provided. Planting will be contained in decorative planters that are sized accordingly to provide adequate soil volumes for planting.



3 Outdoor Amenity at Level 8 providing urban agriculture spaces

The level 8 outdoor amenity area will host opportunities for community gardening, lounging and informal play on a large flex use seating deck. The deck will be flanked by a grove of small multi-stem trees to provide visual interest and a sense of canopy cover overhead. Low planting and an integrated railing system will be provided at the edge of the building to soften the edge treatment on this level while allowing clear views into Emery Barnes Park. The resident patio spaces on this level will be defined by raised planters and a gate to assist with the separation of public and private space and will match the contemporary aesthetic of the overall landscape design.

03 DESIGN / RELATIONSHIP TO EMERY PARK

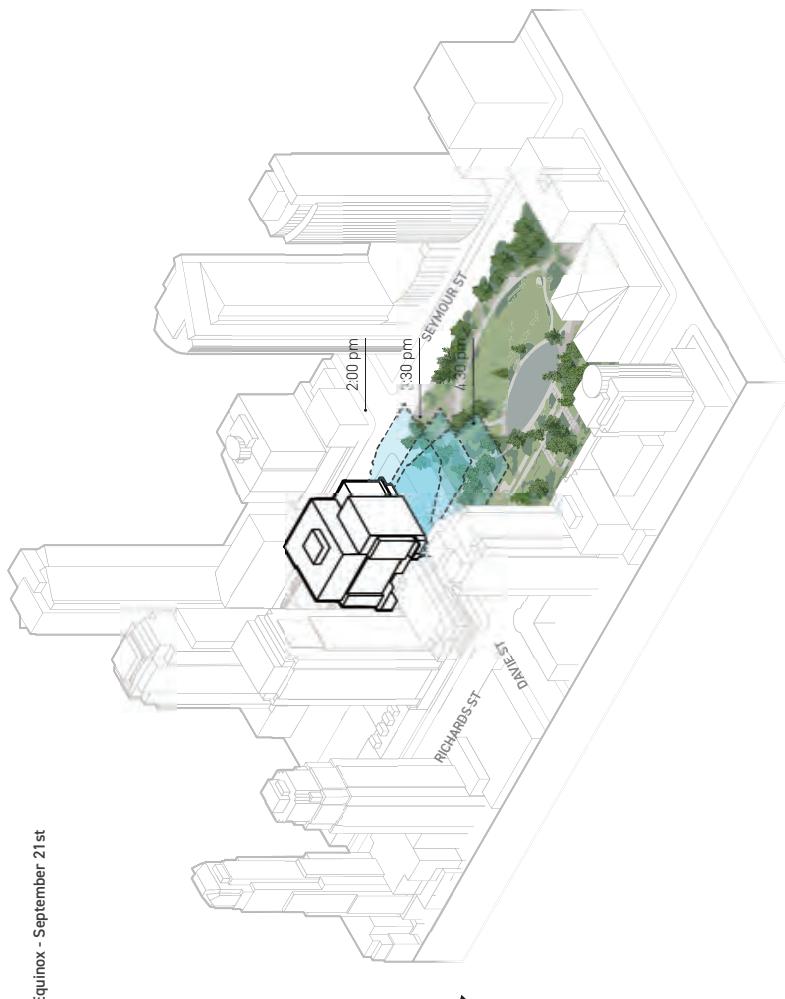
Shadow Study

One of the primary drivers in developing the massing of the project was to mitigate the impact of additional shadows being cast on Emery Barnes Park, located directly to the Northeast of the site. In an effort to respect the adjacency to a well used public amenity, the project maintains the building height to 9 storeys and steps the mass back from the park and the alley.

In relation to the adjacent buildings, the relatively minimal shadows cast by the project are largely eclipsed by the taller building's shadow that already exist on the site. Additional shadows cast on the park created by the building's mass is limited to the late afternoon when the incidence angle of the sun makes a small shadow impact unavoidable.

For the detailed shadow study analysis refer to page 46.

Fall Equinox - September 21st



03 DESIGN / RELATIONSHIP TO EMERY PARK

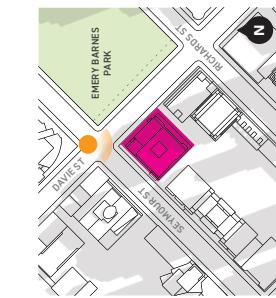
Shadow Study: Fall Equinox - September 21st

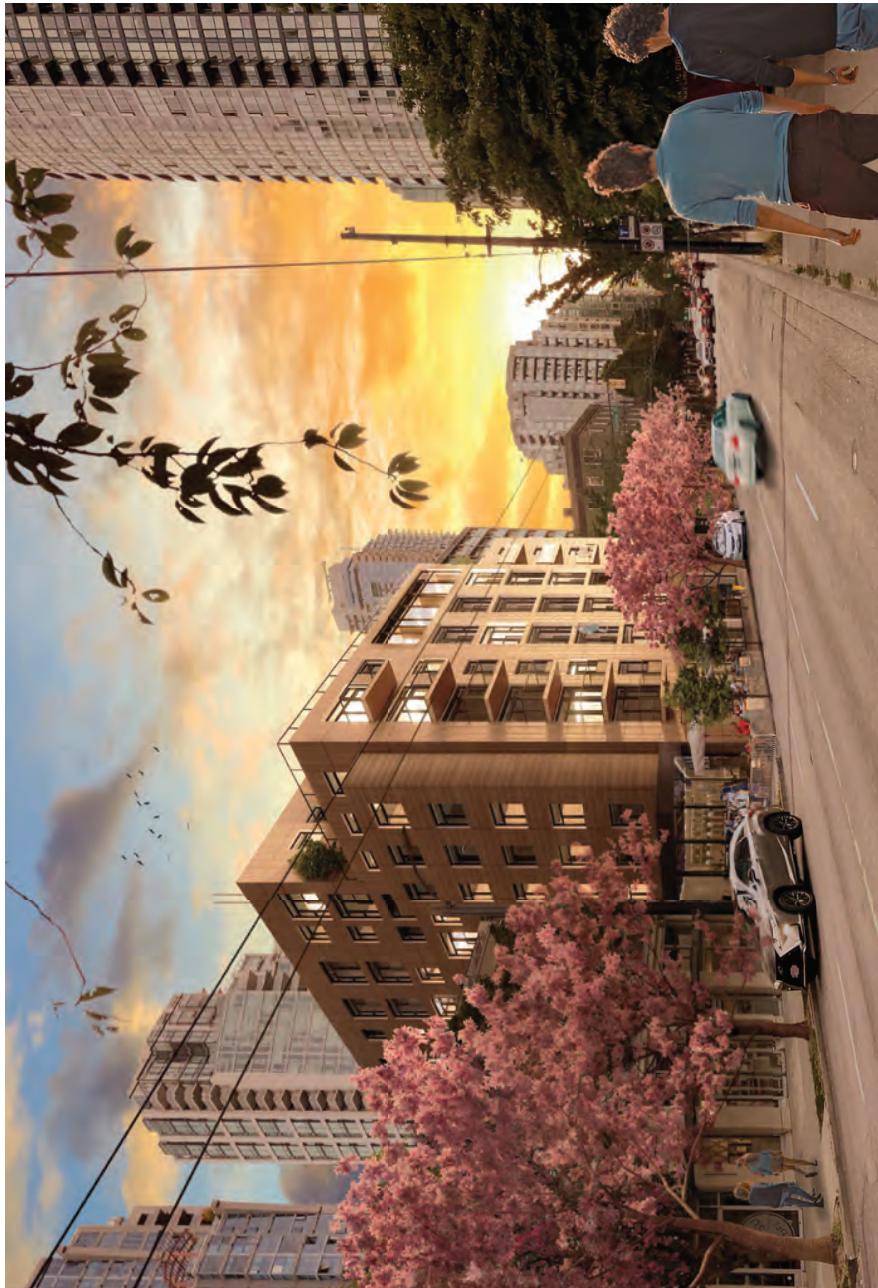
The shadow studies below highlights the projects shadow on Emery Barnes park. For the detailed shadow study analysis refer to page 46.



Renderings

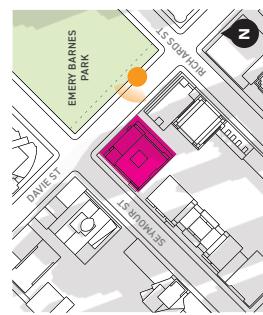
Looking South from the corner of
Davie and Seymour Streets





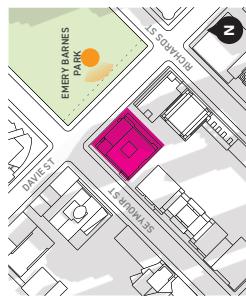
03 DESIGN / RENDERINGS

Looking North-West along Davie Street



03 DESIGN / RENDERINGS

Looking South-West from Emery
Barnes Park



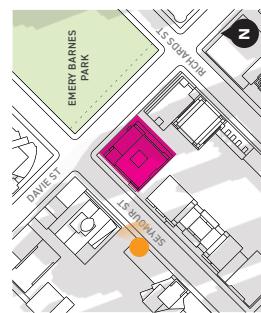
03 DESIGN / RENDERINGS

Looking North-East along
Seymour Street



1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

31



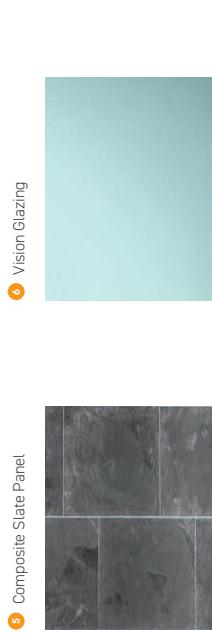
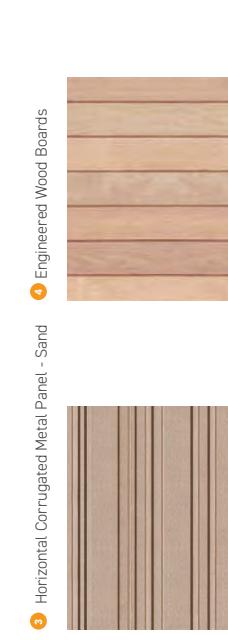


vaha | Vancouver affordable
community
LAND TRUST
HOUSING agency

ZGF
ZIMMERMAN
DESIGN GROUP

1210 SEYMOUR STREET AFFORDABLE HOUSING DEVELOPMENT - DEVELOPMENT PERMIT APPLICATION

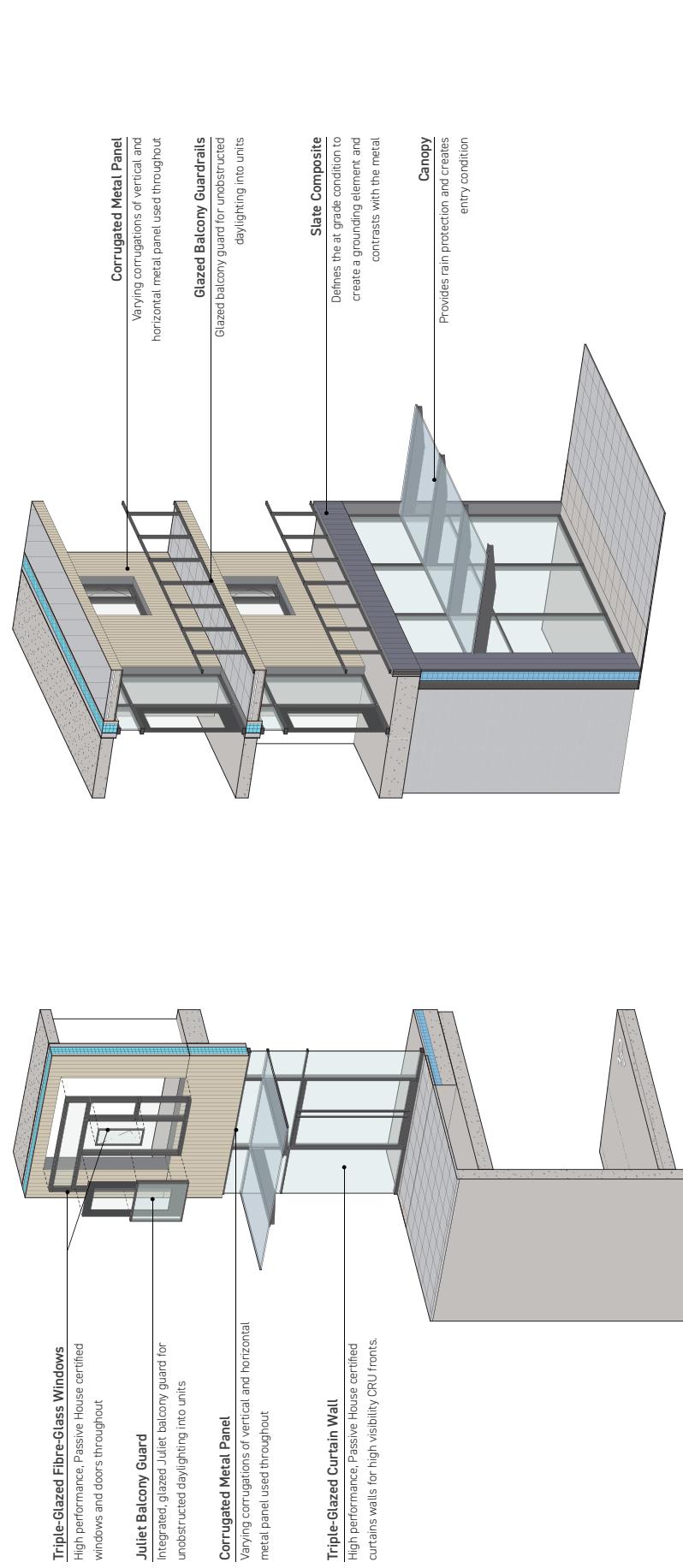
Materials

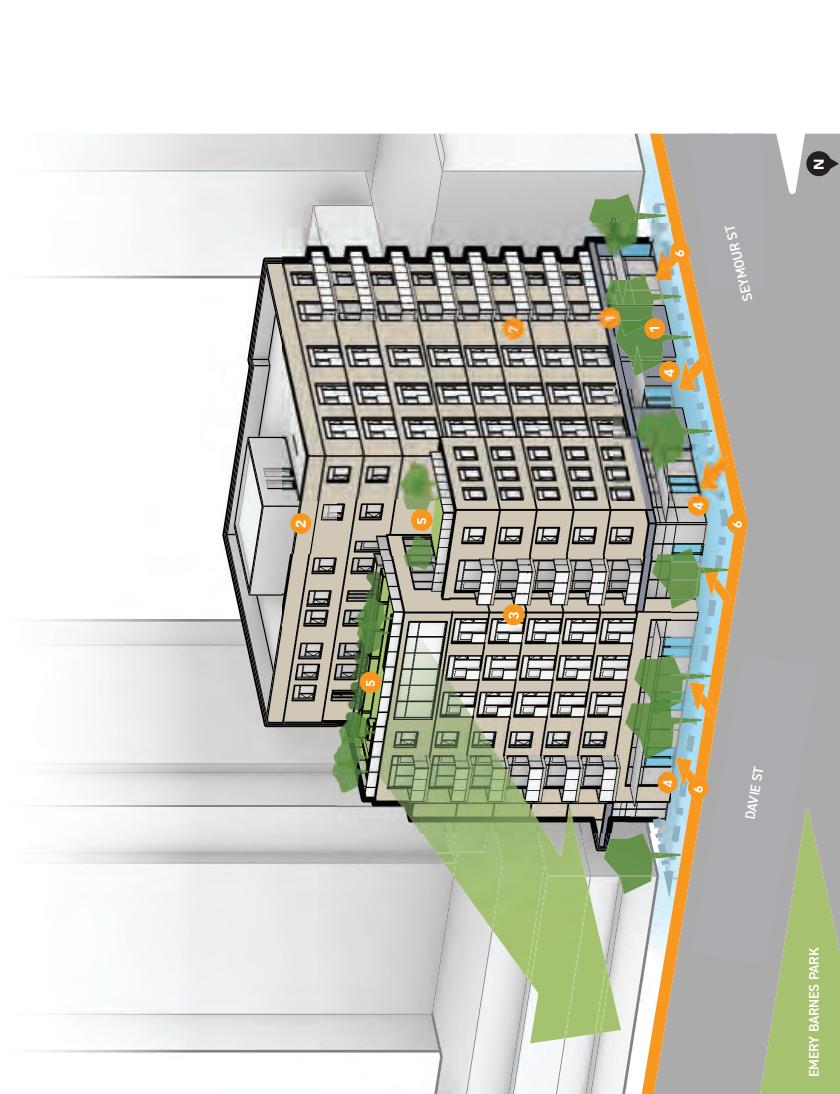


03 DESIGN / MATERIALS

Proposed Facade

Facade Elements





03 DESIGN / DESIGN RATIONALE SUMMARY

Design Rationale Summary

1 Transitional Scale

Porosity at the street level activates the corner, creates vibrant retail/restaurant opportunities and a distinct, welcoming residential presence.

2 Building Form

The building fits comfortably on the site and responds protectively to the surrounding built form, pedestrian realm, and greenspaces

3 Activated Facade

Juliet and projected balconies with operable windows in combination with building orientation provide constant activation and eyes on the street for a safer and more connected community environment.

7 Materiality

The effective use of modest materials is a core mandate of the project which drives an architectural expression of restraint and simplicity. A combination of natural coloured metal panels are proposed for the residential levels while curtain wall glazing and dark stone are used at the podium level.

5 Outdoor Space

Exterior terraces and green spaces provide buffers to the surrounding urban context while enhancing connections to the outdoors, improving high-density livability.

6 Public Realm

Building setbacks at the Seymour and Davie frontages provide an enhanced public realm experience by way of increased space.

4 Place-making

Expressed entries of varying scales in combination with thoughtful landscape elements help orient building users to active uses along the Seymour and Davie frontages.

03 DESIGN / SUSTAINABILITY DESIGN STRATEGY

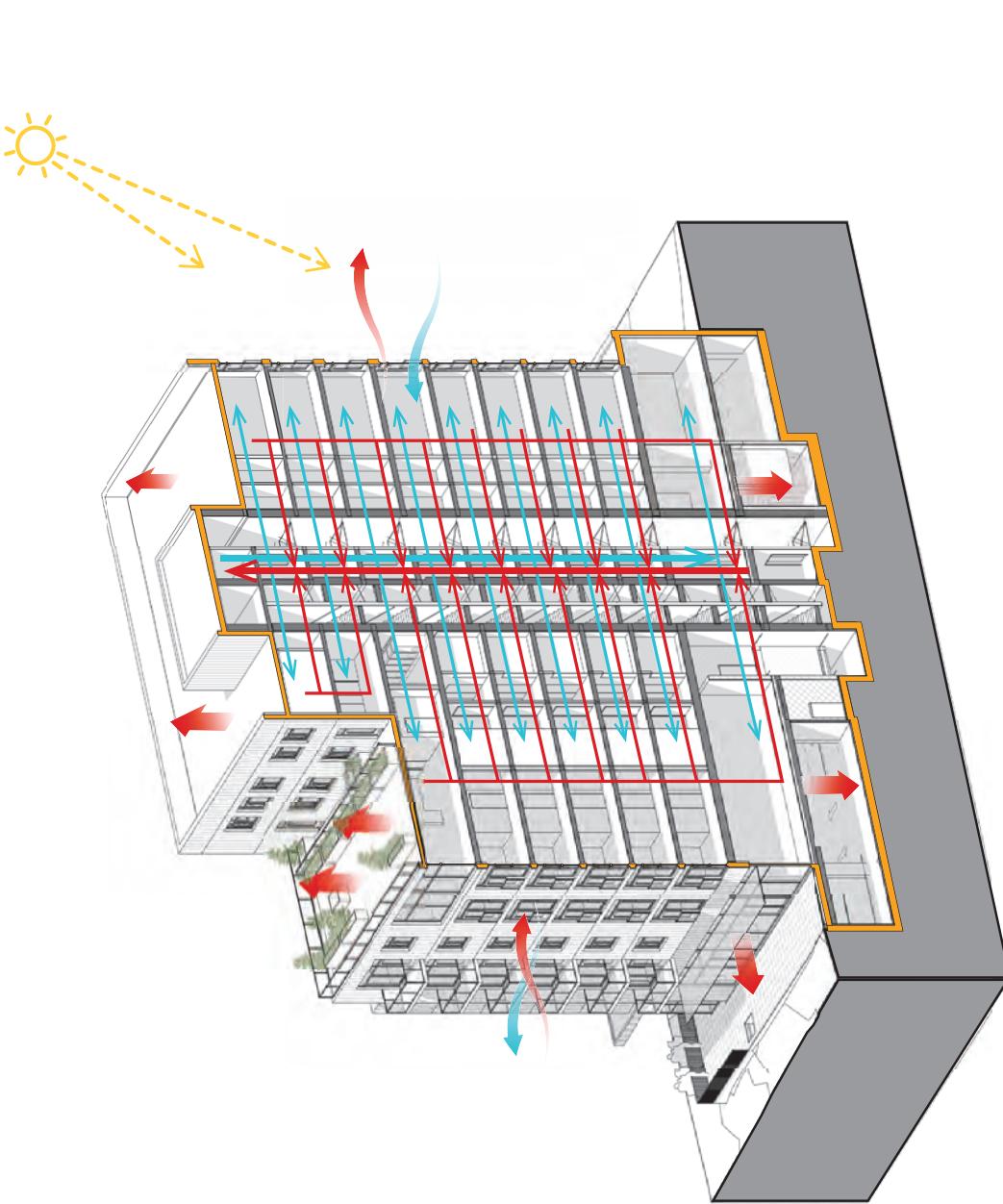
Sustainability Design Strategy

1210 Seymour is targeting Passive House Standards and low VOC Materials.

Overview

A number of strategies are under development to meet the building performance goals of the project, including:

- Low window to wall ratio and orientating glazing to maximize daylight and optimize solar heat gain
- Triple glazed windows
- Well insulated walls, roof, deck and shaft assemblies
- Repeated high performing details to minimize thermal bridging & air leakage
- LED lighting and automated controls in appropriate areas
- Full electrification of the mechanical system
- Minimize construction waste using prefabrication techniques
- Improved daylighting and natural ventilation
- Low VOC paints, coatings, adhesives, flooring and composites
- On site stormwater retention and green roof planted with native species
- Water conserving plumbing fixtures and irrigation system
- Shared common spaces to promote communications, passive security and social interaction
- Facilities to support urban agriculture, active lifestyles, families and healthy, low carbon transportation options.



Sustainability and CPTED

Landscape

An emphasis on the selection of drought tolerant, adaptive species has been incorporated into the planting design of the project where species have been selected to ensure species diversity, provide resilience in the landscape and enhance habitat for pollinators, birds and insects.

Additionally, new trees are proposed on all amenity levels within the project fostering the notion of a connected tree canopy which in turn will provide refuge for birds and assist with reducing the heat island effect by shading site hardscape areas.

The selection of durable, recyclable and local materials where feasible will further shape the sustainable approach of the project throughout the design development stages. Storm water mitigation will also continue to be developed with the Civil engineer and consultant team through the design and permitting process.

Lighting

Additionally, LED landscape lighting will be provided throughout project to enhance safety and aesthetics at all building entries, laneway access points including the car share area and within the upper-level amenity floors.

