CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 9, 2024
Contact:	Desiree Drewitt
Contact No.:	604.306.3691
RTS No.:	14905
VanRIMS No.:	08-2000-20
Meeting Date:	January 23, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Onni Development (Seymour Street) Corp., the registered owner of all of the strata lots in Strata Corporation BCS3727 (and associated common property) located at 1002-1052 Seymour Street and 550 Nelson Street as listed in Schedule 1 with corresponding lot Parcel Identifiers (PIDs) and legal descriptions, to rezone the lands from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the density from 5.5 FSR to 6.17 FSR and change the use from residential to commercial in this existing mixed-use building, be approved in principle;

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

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

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

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

D. THAT Recommendations A to C be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1002-1052 Seymour Street and 550 Nelson Street from Downtown District (DD) to CD-1 (Comprehensive Development) District to permit an increase in density, and change of use from residential (strata) floor area to commercial use (strata hotel).

The proposal aligns with the emerging directions in the *Granville Street Planning Program* which seeks to add hotel capacity in and around the Granville Entertainment District. *The Granville Street Interim Rezoning Policy* allows for the consideration of rezoning applications where the proposal includes at least 75% of the total FSR to be developed as hotel use.

Staff have assessed the application and conclude that it meets the intent of the *Granville Street Interim Rezoning Policy*. Staff support the application and recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Downtown Official Development Plan (1990, last amended 2020)
- Granville Street Interim Rezoning Policy (2023)

- Employment Lands & Economy Review Phase 2 Report (2020)
- Metro Core Jobs and Economy Land Use Plan (2009)
- Downtown South Benefit Capacity (2008)
- Tenant Relocation and Protection Policy (2019)
- Development Cost Levy By-Law No. 9755
- Utilities Development Cost Levy By-law No. 12183

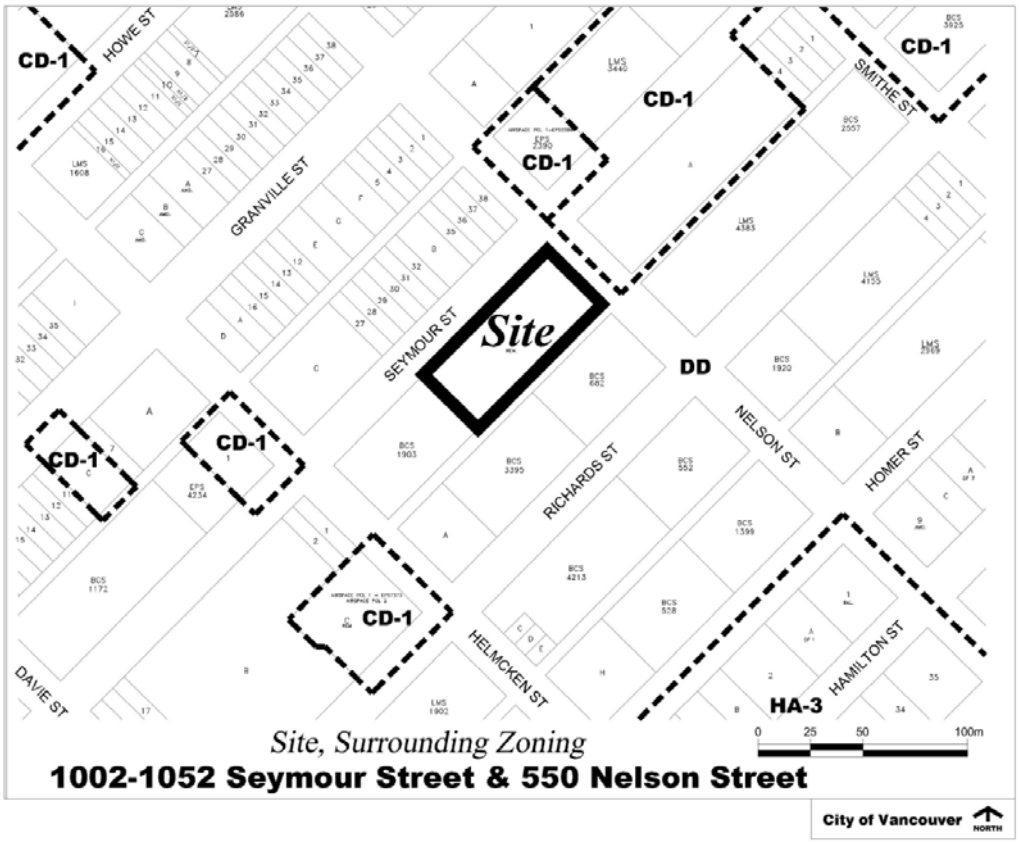
REPORT

Background/Context

1. Site and Context

The 3,065.8 sq. m (33,000 sq. ft.) site is located at the corner of Seymour and Nelson Streets. The site has a frontage of about 83.8 m (275 ft.) along Seymour Street and a depth of about 36.6 m (120 ft.) along Nelson Street. The local area is primarily residential development with commercial uses at grade.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following neighbourhood amenities are within the area:

- Parks: Emery Barnes Park (180 m), Yaletown Park (250 m), and sθəqəlxenəm ts'exwts'áxwi7 “Rainbow Park” (270 m).
- Community Centres: Gathering Place (150 m), Roundhouse (715 m).

- Library: Central Branch (640 m).

The site is adjacent to frequent bus service along Granville Street, and in close proximity to the multiple routes in the City's cycling network.

2. Policy Context/Council Decisions

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

Downtown Official Development Plan (1975) – The *Downtown Official Development Plan* (*DODP)* guides the overall development of the downtown district. In Area L1, primarily residential uses are permitted with a floor space ratio (FSR) of up to 5.0, where a maximum 1.0 FSR may be for commercial uses.

The site and local area is zoned Downtown District (DD) Area L1 and is within the Downtown South Area, as seen in Figure 1. Area L1 DD zoning permits up to 5.0 FSR of density for permitted uses, with a maximum of 1.0 FSR for commercial use, and a maximum building height limit of 91.4 m (300 ft.).

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

As a part of the approval of the Granville Street Planning Program, Council also endorsed the *Granville Street Interim Rezoning Policy* that allows consideration of both active proposals and rezoning applications that prioritize hotel uses. Further, the emerging directions from the Granville Street Planning process reinforce the entertainment and economic nature of Granville Street, and support Vancouver's tourism sector, including the expansion of hotel use in the Study Area. The proposal for 1002-1052 Seymour Street and 550 Nelson Street is within the planning Study Area and aligns with these objectives.

Metro Core Jobs and Economy Land Use Plan (2007) – This land use plan identifies zoning and policy changes to address a shortfall in job space and meet Vancouver's 30-year economic growth targets. The plan identifies unique sub-areas in the Metro Core and provides policy directions for each. Downtown South is identified as an area to provide a variety of support services, including hotels, to locate close to the Central Business District (CBD).

Employment Lands and Economy Review (2020) – The Employments Lands and Economy Review (ELER) was a major research and stakeholder engagement initiative designed to inform the economic foundations of the Vancouver Plan process. The project included analysis of the characteristics of Vancouver's economy, change over time, and projections for the future including analysis of the City's capacity to accommodate job growth over the long term under existing policy and zoning. Phase 2 of the ELER was presented to Council in October 2020 outlining draft emerging directions as a basis to the Vancouver Plan. The Phase 2 report included a direction to consider increasing employment capacity in mixed use and job only areas to meet needs over the long term, including land use tools to support new hotels.

Strategic Analysis

1. Background

In 2007, a mixed-use building was approved under DD zoning to construct 16,820.1 sq. m (181,050 sq. ft.) of total floor area, including a heritage density transfer of 1,074 sq. m (11,561 sq. ft.), for a total FSR of 5.5. The development consisted of 231.4 sq. m (2,491 sq. ft.) of retail uses at grade, 2,717.4 sq. m (29,250 sq. ft.) of office use in the podium, and 13,871 sq. m (149,309 sq. ft.) of dwelling use (188 strata-titled units) in the podium and tower.

In 2019, a development permit was approved for a change of use of 20 units or 1,322.6 sq. m (14,236 sq. ft.) of residential (strata) to commercial (hotel).

2. Proposal

The existing mixed-use development has a total floor area of 16,820.1 sq. m (181,050 sq. ft.). The application proposes to change the use of 12,548.7 sq. m (135,073 sq. ft.) of residential floor area (strata) to commercial floor area (hotel strata). The rezoning and resulting change of use from residential to commercial will increase the density from 5.5 to 6.17 FSR.

3. Land Use and Density

Residential and commercial uses are permitted up to a maximum 5.0 FSR in DD zoning, including a maximum 1.0 FSR of commercial use. The existing development includes a heritage density transfer of 0.5 for a total FSR of 5.5.

Under DD zoning, floor area exemptions are calculated differently for residential and commercial uses. While there are no changes to the form of development, the proposed change of use from residential to commercial results in additional floor area of approximately 2,044.2 sq. m (22,004 sq. ft.), or 0.67 FSR.

The subject site is located within the *Granville Street Planning Program* Study Area which seeks to increase hotel capacity adjacent to the Central Business District. The emerging directions in the *Granville Street Planning Program* reinforce the entertainment and economic nature of Granville Street, and support Vancouver's tourism sector. Staff have assessed the application and conclude that the proposed change in land use aligns with the emerging policies of the *Granville Street Planning Program*, and is enabled by the *Granville Street Interim Rezoning Policy*.

4. Form of Development

There are no proposed changes to the existing form of development.

5. Tenant Relocation and Protection

The existing development contains 168 residential strata units all owned by the applicant and rented out on a temporary basis. Four tenancies would have been eligible for compensation under the *Tenant Relocation Plan* (*TRP*), as defined in the *Tenant Relocation Protection Policy* (*TRPP*). All four tenants entered into mutual agreements with the applicant and the agreements were finalized prior to submission of the rezoning application. The agreements included pre-

determined move-out dates which ended well before any expected displacement of tenants resulting from the rezoning application.

All residential tenancies are protected under the provincial Residential Tenancy Act.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a *TRP* that meets the City's *TRPP*.

6. Transportation and Parking

The site is easily accessed by active and sustainable transportation options. There are several nearby frequent transit bus routes along Seymour Street, Granville Street, Davie Street, and Robson Street, and the Vancouver City Centre Canada Line SkyTrain station is within 500 m. The Richards Street and Smithe Street bikeways are within two blocks of the site. The change of use from residential to hotel use will not result in any significant change in transportation patterns or volumes. No changes are proposed in this application with regards to access and movement.

Parking space requirements generated through the change of use contemplated in this rezoning will be in accordance with the Parking By-law. The existing vehicle and bicycle parking provisions meet the requirements for the change of use. Additional loading and passenger loading will be required to serve the new hotel use. There is sufficient space to accommodate this requirement within the existing underground parking and design details will be further reviewed at the development permit stage.

The applicant will be required to provide a Transportation Demand Management Plan (TDM) at the time of the development permit, per conditions in Appendix B.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on May 16, 2022. Notification and application information, and an online comment form were provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform. 654 people signed onto the web site to review the proposal.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit comments.

Public Response and Comments – Public input on the application was via comment forms, email and phone. A total of 17 comment forms were received.

Figure 2: Overview of Notification and Engagement

Questions	0
Comment forms	16
Other input	1
Total	**17**

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

Generally, comments of support fell within the following areas:

- **Amenity:** The proposal addresses the City's need for hotel spaces.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** The proposal removes much needed affordable rental and long-term rental housing stock from the area.
- **Policy:** The proposal does not meet the requirements of the Interim Hotel Development Policy.
- **Impact:** Clarification of the financial incentives for developers to convert this property into a hotel would be helpful.
- **Traffic:** The proposal will lead to increased traffic in the area.

8. PUBLIC BENEFITS

Community Amenity Contribution (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated contribution. In this case, the CAC is applicable on the increase in floor area of 2,044.2 sq. m (22,004 sq. ft.) generated by the change in land use. The applicant has offered a cash CAC of $379,349. Staff recommend that the cash CAC offered from this rezoning application be accepted and allocated to support the delivery of public benefits in and around the Metro Core area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated at the development permit stage. Based on rates in effect as of

September 30, 2023 and the proposed 2,044.2 sq. m (22,004 sq. ft.) of additional floor area above the maximum permitted density of 5.5 FSR, DCLs are estimated to be $629,974.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is exempt from the *Public Art Policy and Procedures for Rezoned Developments*, since the existing building is retained in substantially "as is" condition.

Financial Implications

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

CONCLUSION

Staff have reviewed the application to rezone 1002-1052 Seymour Street and 550 Nelson Street to increase the density and change the use from residential use (strata) to commercial use (strata hotel), with no form of development changes to the existing building. The application is consistent with the *Granville Street Interim Rezoning Policy*. If approved, the project will contribute to increasing hotel floor space in the downtown, advancing the City's economic development objectives.

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

* * * * *

SCHEDULE 1

Land Owner: Onni Development (Seymour Street) Corp., INC.NO. 0699812

UNIT #	LEGAL ADDRESS	LEGAL DESCRIPTION	PID
101	101-1022 Seymour Street	Strata Lot 1 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-901
102	102-1022 Seymour Street	Strata Lot 2 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-919
103	103-1022 Seymour Street	Strata Lot 3 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-927
104	104-1022 Seymour Street	Strata Lot 4 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-935
105	105-1022 Seymour Street	Strata Lot 5 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-943
1052	1052-1022 Seymour Street	Strata Lot 6 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-951
1048	1048-1022 Seymour Street	Strata Lot 7 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-960
1042	1042-1022 Seymour Street	Strata Lot 8 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-978
1038	1038-1022 Seymour Street	Strata Lot 9 District Lot 541 Group 1 New Westminster District Strata Plan BCS3727	028-156-986
1032	1032-1022 Seymour Street	Strata Lot 10 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-156-994
1028	1028-1022 Seymour Street	Strata Lot 11 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-001
201	201-1022 Seymour Street	Strata Lot 12 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-010
202	202-1022 Seymour Street	Strata Lot 13 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-028
203	203-1022 Seymour Street	Strata Lot 14 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-036
204	204-1022 Seymour Street	Strata Lot 15 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-044
205	205-1022 Seymour Street	Strata Lot 16 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-052
206	206-1022 Seymour Street	Strata Lot 17 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-061
207	207-1022 Seymour Street	Strata Lot 18 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-079
208	208-1022 Seymour Street	Strata Lot 19 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-087
301	301-1022 Seymour Street	Strata Lot 20 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-095
302	302-1022 Seymour Street	Strata Lot 21 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-109
303	303-1022 Seymour Street	Strata Lot 22 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-117
304	304-1022 Seymour Street	Strata Lot 23 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-125
305	305-1022 Seymour Street	Strata Lot 24 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-133
306	306-1022 Seymour Street	Strata Lot 25 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-141
307	307-1022 Seymour Street	Strata Lot 26 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-150
308	308-1022 Seymour Street	Strata Lot 27 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-168
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401	401-1022 Seymour Street	Strata Lot 34 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-231
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604	604-1022 Seymour Street	Strata Lot 74 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-630
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706	706-1022 Seymour Street	Strata Lot 91 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-800
707	707-1022 Seymour Street	Strata Lot 92 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-818

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713	713-1022 Seymour Street	Strata Lot 98 District Lot 541 Group 1 New Westminster District Strata Plan BCS372	028-157-877
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801	801-1022 Seymour Street	Strata Lot 101 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-907
802	802-1022 Seymour Street	Strata Lot 102 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-915
803	803-1022 Seymour Street	Strata Lot 103 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-923
804	804-1022 Seymour Street	Strata Lot 104 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-931
805	805-1022 Seymour Street	Strata Lot 105 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-940
806	806-1022 Seymour Street	Strata Lot 106 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-958
807	807-1022 Seymour Street	Strata Lot 107 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-966
808	808-1022 Seymour Street	Strata Lot 108 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-974
901	901-1022 Seymour Street	Strata Lot 109 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-982
902	902-1022 Seymour Street	Strata Lot 110 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-157-991
903	903-1022 Seymour Street	Strata Lot 111 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-008
904	904-1022 Seymour Street	Strata Lot 112 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-016
905	905-1022 Seymour Street	Strata Lot 113 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-024
906	906-1022 Seymour Street	Strata Lot 114 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-032
907	907-1022 Seymour Street	Strata Lot 115 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-041
908	908-1022 Seymour Street	Strata Lot 116 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-059
1001	1001-1022 Seymour Street	Strata Lot 117 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-067
1002	1002-1022 Seymour Street	Strata Lot 118 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-075
1003	1003-1022 Seymour Street	Strata Lot 119 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-083
1004	1004-1022 Seymour Street	Strata Lot 120 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-091
1005	1005-1022 Seymour Street	Strata Lot 121 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-105
1006	1006-1022 Seymour Street	Strata Lot 122 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-113
1007	1007-1022 Seymour Street	Strata Lot 123 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-121
1008	1008-1022 Seymour Street	Strata Lot 124 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-130
1101	1101-1022 Seymour Street	Strata Lot 125 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-148
1102	1102-1022 Seymour Street	Strata Lot 126 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-156
1103	1103-1022 Seymour Street	Strata Lot 127 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-164
1104	1104-1022 Seymour Street	Strata Lot 128 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-172
1105	1105-1022 Seymour Street	Strata Lot 129 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-181
1106	1106-1022 Seymour Street	Strata Lot 130 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-199
1107	1107-1022 Seymour Street	Strata Lot 131 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-202
1108	1108-1022 Seymour Street	Strata Lot 132 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-211
1201	1201-1022 Seymour Street	Strata Lot 133 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-229
1202	1202-1022 Seymour Street	Strata Lot 134 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-237
1203	1203-1022 Seymour Street	Strata Lot 135 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-245
1204	1204-1022 Seymour Street	Strata Lot 136 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-253
1205	1205-1022 Seymour Street	Strata Lot 137 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-261
1206	1206-1022 Seymour Street	Strata Lot 138 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-270
1207	1207-1022 Seymour Street	Strata Lot 139 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-288
1208	1208-1022 Seymour Street	Strata Lot 140 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-296

1401	1401-1022 Seymour Street	Strata Lot 141 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-300
1402	1402-1022 Seymour Street	Strata Lot 142 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-318
1403	1403-1022 Seymour Street	Strata Lot 143 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-326
1404	1404-1022 Seymour Street	Strata Lot 144 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-334
1405	1405-1022 Seymour Street	Strata Lot 145 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-342
1406	1406-1022 Seymour Street	Strata Lot 146 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-351
1407	1407-1022 Seymour Street	Strata Lot 147 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-369
1408	1408-1022 Seymour Street	Strata Lot 148 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-377
1501	1501-1022 Seymour Street	Strata Lot 149 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-385
1502	1502-1022 Seymour Street	Strata Lot 150 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-393
1503	1503-1022 Seymour Street	Strata Lot 151 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-407
1504	1504-1022 Seymour Street	Strata Lot 152 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-415
1505	1505-1022 Seymour Street	Strata Lot 153 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-423
1506	1506-1022 Seymour Street	Strata Lot 154 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-431
1507	1507-1022 Seymour Street	Strata Lot 155 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-440
1508	1508-1022 Seymour Street	Strata Lot 156 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-458
1601	1601-1022 Seymour Street	Strata Lot 157 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-466
1602	1602-1022 Seymour Street	Strata Lot 158 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-474
1603	1603-1022 Seymour Street	Strata Lot 159 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-482
1604	1604-1022 Seymour Street	Strata Lot 160 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-491
1605	1605-1022 Seymour Street	Strata Lot 161 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-504
1606	1606-1022 Seymour Street	Strata Lot 162 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-512
1607	1607-1022 Seymour Street	Strata Lot 163 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-521
1608	1608-1022 Seymour Street	Strata Lot 164 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-539
1701	1701-1022 Seymour Street	Strata Lot 165 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-547
1702	1702-1022 Seymour Street	Strata Lot 166 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-555
1703	1703-1022 Seymour Street	Strata Lot 167 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-563
1704	1704-1022 Seymour Street	Strata Lot 168 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-571
1705	1705-1022 Seymour Street	Strata Lot 169 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-580
1706	1706-1022 Seymour Street	Strata Lot 170 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-598
1707	1707-1022 Seymour Street	Strata Lot 171 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-601
1708	1708-1022 Seymour Street	Strata Lot 172 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-610
1801	1801-1022 Seymour Street	Strata Lot 173 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-628
1802	1802-1022 Seymour Street	Strata Lot 174 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-636
1803	1803-1022 Seymour Street	Strata Lot 175 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-644
1804	1804-1022 Seymour Street	Strata Lot 176 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-652
1805	1805-1022 Seymour Street	Strata Lot 177 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-661
1806	1806-1022 Seymour Street	Strata Lot 178 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-679
1807	1807-1022 Seymour Street	Strata Lot 179 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-687
1808	1808-1022 Seymour Street	Strata Lot 180 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-695
1901	1901-1022 Seymour Street	Strata Lot 181 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-709
1902	1902-1022 Seymour Street	Strata Lot 182 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-717
1903	1903-1022 Seymour Street	Strata Lot 183 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-725
1904	1904-1022 Seymour Street	Strata Lot 184 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-733
1905	1905-1022 Seymour Street	Strata Lot 185 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-741
1906	1906-1022 Seymour Street	Strata Lot 186 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-750
1907	1907-1022 Seymour Street	Strata Lot 187 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-768
2001	2001-1022 Seymour Street	Strata Lot 188 District Lot 541 Group 1 New Westminster District Strata Plan BCS37	028-158-776

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1002-1052 Seymour Street and 550 Nelson Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Institutional Uses;

   (c) Office Uses;

   (d) Retail Uses;

   (e) Service Uses;

   (f) Utility and Communication Uses; and

   (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

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

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 3065.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 6.17.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) all storage area below base surface.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 53.35 m.

* * * * *

1002-1052 Seymour Street and 550 Nelson Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Engineering

1.1 At the time of development permit, the following note should be added to the face of the permit: “THE WORKS CONTEMPLATED IN THIS PERMIT MAY OR MAY NOT BE CONSISTENT WITH THE STRATA PLAN REGISTERED IN THE LAND TITLE OFFICE.

1.2 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Amendments to the Parking By-law and Transportation Demand Management Administrative Bulletin, approved by Council on November 15, 2023, will come into effect on January 1, 2024 and apply to all development permits received after this date.

1.3 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided; and

b) all types of parking and loading spaces individually numbered and labelled.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development, the General Manager of Engineering Services, and the Subdivision Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Submission of a Letter of Understanding, to the satisfaction of the Subdivision Approving Officer and the Director of Legal Services, indicating that any required revisions to the Schedule of Voting Entitlement (Form V) will be amended and approved by the

Superintendent of Real Estate, and registered at Land Titles Office prior to any sale or transfer of strata lot ownership.

Note to Applicant: It is the responsibility of the applicant to ensure that any revisions or amendments to any other strata property or strata corporation documents or forms in connection with the conversion of the building from residential use to commercial use are made.

2.2 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law

Note to Applicant: Additional Class A Passenger loading, Class A loading, and Class B loading spaces are required from the change of use from residential use to hotel use.

* * * * *

1002-1052 Seymour Street and 550 Nelson Street
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"1002-1052 Seymour Street and 550 Nelson Street [CD-1 #] [By-law #] DD"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 1002-1052 Seymour Street and 550 Nelson Street"

* * * * *

1002-1052 Seymour Street and 550 Nelson Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Public Responses		
Online comment forms • Shape Your City platform	March, 2022 – October, 2023	16 submittals
Overall position • support • opposed • mixed	March, 2022 – October, 2023	6 submittals • 5 responses • 0 responses • 1 responses
Other input	March, 2022 – October, 2023	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March, 2022 – October, 2023	654 participants (aware)* • 194 informed • 16 engaged

Note: All reported numbers above are approximate.

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

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

2. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Amenity:** The proposal addresses the City's need for hotel spaces.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** The proposal removes much needed affordable rental and long-term rental housing stock from the area.
- **Policy:** The proposal does not meet the requirements of the Interim Hotel Development Policy.
- **Impact:** Clarification of the financial incentives for developers to convert this property into a hotel would be helpful.
- **Traffic:** The proposal will lead to increased traffic in the area.

* * * * *

1002-1052 Seymour Street and 550 Nelson Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal increase the floor space ratio, for a change of use of residential (strata) floor area to commercial (hotel strata) floor area of approximately 12,548.7 sq. m (135,073 sq. ft.).

Public Benefit Summary:

In accordance with the *Community Amenity Contributions (CAC) for Rezonings Policy*, the applicant has offered a cash CAC in the amount of $379,349. Staff have reviewed the offer and recommend it be accepted and allocated to support the delivery of public benefits in and around the Metro Core area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

	Current Zoning	**Proposed Zoning**
Zoning District	DD	CD-1
FSR (site area = 3,065.8 sq. m or 33,000 sq. ft.)	5.5 (including heritage density transfer)	6.17
Floor Area (sq. ft.)	181,050 sq. ft.	203,054 sq. ft.
Land Use	Residential Commercial	Commercial

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$479,687
Utilities DCL[1]	$150,287
Community Amenity Contribution – cash	$379,349
TOTAL VALUE OF PUBLIC BENEFITS	**$1,009,323**

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

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1002-1052 Seymour Street and 550 Nelson Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1002-1052 Seymour Street and 550 Nelson Street
Property Identifier (PID) & Legal Description	Strata Lots 1-188, District Lot 541 Group 1, NWD, Strata Plan BCS3727 (as listed in Schedule 1)
Property Owner	Onni Development (Seymour Street) Corp., Inc. No. 0699812
Architect	GBL Architects Inc.

SITE STATISTICS

Site Area	3,065.8 sq. m (33,000 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	DD	CD-1
Uses	Commercial Residential	Commercial
Max. Density	5.5 FSR (including heritage density transfer)	6.17 FSR
Floor Area	16,820 sq. m	18,864.3 sq. m
Height	91.4 m	91.4 m
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law
Natural Assets	Existing	N/A – no redevelopment on-site

* * * * *