CITY OF VANCOUVER

DEVELOPMENT, BUILDINGS & LICENSING
Development Services Division
Development Review Branch

May 13, 2025

Noah King
Onni Group
200 - 1010 Seymour Street
Vancouver, BC V6B 3M6

RE 1022 SEYMOUR STREET, Vancouver, BC V6B 3M6
Development Application Number DP-2024-01100

On behalf of the Director of Planning, your application has been approved to complete interior alterations and change of use converting all strata residential use to hotel use, including minor alterations to bicycle and loading parking at grade and in underground parking having access from rear lane, subject to the enactment of the CD-1 By-law.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.3 of this "prior-to permit issuance" letter.

IMPORTANT NOTES FOR PRIOR TO RESPONSE (PTR) SUBMISSIONS

Upload a complete Prior-to-Response electronically through the Applicant's online external user account (login at "*https://vancouver.ca/permit-apply*").

- Ensure items by registered professionals are digitally signed and sealed (if/as applicable). Refer to "*https://vancouver.ca/permits-eplan*".
- Provide a signed written response describing how you have addressed each of the Prior to Letter conditions including a detailed list of any changes deviating from the original submission.
- Partial submissions will not be accepted.
- Repeated incomplete resubmissions may be subject to additional review, fees and longer processing times.

Contact your project facilitator "*christine.fong@vancouver.ca*" with any questions or concerns.

1.0 Prior to the issuance of the Development Permit, revised drawings (digitally signed and sealed and including FSR overlays) shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Development Review Branch conditions:

1.1 provision of updated drawings including:

a. improved drawing quality provided as saved electronic file directly from a CADD program so that plans are legible and to correct scale in order to clearly verify scope and statistics;

Note: Drawing quality of latest set (uploaded date Feb. 14, 2025) is lacking graphic clarity and typical architectural conventions and information, and should be specific to the current scope (scans of previous issued permit drawings with rough markup are not sufficient). The previous uploaded set (Jan. 30, 2025) was more legible and had current architect digital signature/seal, but was missing standard project statistics and other information needed to fully demonstrate the scope of this application.

b. provide project data as a signed/sealed sheet, per typical architectural conventions, showing statistics in table format clearly identifying and comparing values for each (1) existing condition vs (2) permitted/required vs (3) current proposed state, for (i) FSR area, (ii) unit summary, and (iii) parking statistics:

Note: The format of current existing/proposed comparison contains inconsistencies, and conflicting/incomplete values that must clearly describe the allocation of areas and correspond to overlay drawings.

i. confirmation of compliance with Section 5 “Floor Area and Density” of the draft CD-1 bylaw, by providing clear overlay drawings required for each floor to demonstrate categorized areas included or excluded from FSR calculations;

Note: FSR must be measured to the outer limits of the building, then exclusions identified and consistently applied as permitted by Section 5.4 of the draft CD-1 By-Law. Due to floor area exclusions being calculated differently between residential and commercial uses, the scope of this proposed change to Hotel use is expected to result in additional floor area of approximately 0.67 FSR. Direction for specific features which:

1) <u>must be included in total FSR</u>:

- Amenity areas for use by Hotel guests,
- Pool equipment room and change room at level 6,
- All bulk storage above grade,
- All enclosed balconies.

2) <u>may be excluded from FSR</u>:

- Loading area adjacent to the retail at Level 1,
- Roof-Top Access Structures,

Note: This is a recent policy change and may now be excluded in accordance with General Regulations 10.36 Floor Area Exclusions for Roof-Top Access Structures per

"*https://bylaws.vancouver.ca/zoning/zoning-by-law-section-10.pdf*".

- Areas and rooms for general building mechanical equipment, and circulation specific (sole function of circulation must be for access to excluded areas, such as Level 8 to roof mechanical),

  Note: This is a recent policy change so may be contrary to previous advice, however and may now be excluded in accordance with draft CD-1 By-Law Section 5.4.c.(iii).

- Bulk storage below grade, in accordance with draft CD-1 By-Law Section 5.4.d.

ii. unit summary to be provided, including breakdown subtotals per type (number of bedrooms), and number of units per floor;

Note: Clarity should also be provided for scope of this current application, versus units/areas already operating as hotel use (per previous approval DP-2018-00968).

iii. clarify parking statistics and scope on plans, comparing each (1) Existing condition vs (2) Permitted/Required vs (3) current Proposed state, identifying response to all applicable sections of the Parking By-Law, for each use on site, including:

a) Section 4 Off-street Passenger Space Regulations for Vehicle Parking, Accessible stalls, Van Accessible stalls, and Visitor stall types;

b) Section 5 Off-Street Loading Space Regulations for Class-A and Class-B stall types;

Note: Staff recommends provision of equivalent number of additional Class-A loading spaces on P1 level in lieu of expected 2 stall shortfall of Class-B loading spaces.

c) Section 6 Off-Street Bicycle Space Regulations for Class-A and Class-B stall types, and End-of trip facilities;

Note: Staff understand there may be challenges providing fully compliant new End-of trip facilities resulting from the conversion from Residential to Commercial use, however applicant to explore options for providing. If necessary variances or alternative solutions (such as reduced requirements or ensured staff use of existing change rooms) may be considered, subject to provision and review of additional details about the specific business model and operation. For an outline and instructions for Operational Letter requirements please refer to "*https://vancouver.ca/files/cov/operational_letter_requirements.pdf*".

d) Section 7 Off-Street Passenger Space Regulations;

Note: Expected shortfall of 1 Class-A Passenger space to be confirmed, and to be provided if/as required.

Note: Refer to the Parking By-law, and Parking & Loading Design Supplement at "*https://vancouver.ca/your-government/parking-bylaw.aspx*". See also Engineering Services conditions.

c. added following note to statistics and floor plans:

"*Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement*"

d. correct notes in many locations within drawings to refer to updated/proposed "Hotel" use rather than existing/previous "Residential" use;

Engineering Services conditions:

1.2 provision of updated architectural plans showing:

a. all types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

1.3 provision of bicycle parking design, per Parking By-law Section 6, including:

a. dimensions of all Class-A and Class-B bicycle spaces;

b. readily visible directional signage to Class-B bicycle spaces for visitors of the site;

2.0 Condition(s) to be met prior to the issuance of the Development Permit:

Development Review Branch conditions:

2.1 The pending CD-1 rezoning By-law can and does become enacted by City Council.

2.2 Confirmation that Building Review Branch comments under 4.3 have been acknowledged and understood.

2.3 Confirmation that the notification sign(s) on the site have been removed.

3.0 Conditions of the Development Permit:

3.1 This Development Permit is only valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.

3.2 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law, and/or any Transportation Demand Management Plan and all related legal agreements, **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

3.3 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit [amount to be determined by the City] as a guarantee for completion of the work by an agreed upon date.

3.4 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

4.0 Notes to Applicant:

4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not been complied with **on, or before September 30, 2025**, this Development Application may stand refused.

4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.

4.3 The following comments have been made by the Building Review Branch:

The following comments are based on the preliminary drawings prepared by gBL Architects Group Inc., uploaded on Posse on Feb 15, 2025, for the proposed development permit.

This is a preliminary courtesy review to identify issues that do not comply with the Vancouver Building Bylaw #12511 as amended (VBBL) and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

http://vancouver.ca/your-government/vancouver-building-bylaw.aspx.

The following information should be included at Building Permit Application Stage:

(#1) All new work must comply with the current VBBL, and the rest of the upgrade to the existing is required in Part 11, VBBL 2019.

(#2) In Part 11, this is a Minor renovation, F1, S1, N1, A2.

(#3) If any of the loading zones is for Passenger-Loading, it must comply with Article 3.8.3.4.

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

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

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

4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.

4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

Sincerely,



Cody Profili
Development Review Branch - Project Coordinator
cody.profili@vancouver.ca
604.829.9237

CP/CF

cc: Christine Fong, Project Facilitation
David Cha, Urban Development Planner
Michelle Vernooy, Housing Planner
Shannon Blackwood, Engineering Services