
1206-822 SEYMOUR STREET (COMPLETE APPLICATION)
DE411631- ZONE DD

RRS/BAB/LH

APPLICANT:
Robert Utendale
1207- 822 Seymour Street
Vancouver, BC
V6B 1L7

PROPERTY OWNER:
Same

EXECUTIVE SUMMARY

- **Proposal:** Interior alterations to enlarge Unit No. 1206 - 822 Seymour Street, by adding 130.0 sq. ft. to the two (2) storey condominium apartment, thereby requesting an increase in the Floor Space Ratio using a Heritage Density Transfer.

See Appendix A - Standard Condition

Appendix B - Standard Notes and Conditions of Development Permit

Appendix C - Plans

Appendix D - Letter "A" from the receiver and donor regarding the purchase of heritage density

- **Issues:** None

STAFF RECOMMENDATION: APPROVE

THAT the Board APPROVE the Heritage Density Transfer request contained in Development Application No. DE411631 as submitted, the plans and information forming a part thereof, thereby permitting interior alterations to enlarge Unit No. 1206 - 822 Seymour Street by 130.0 sq. ft. using a Heritage Density Transfer, subject to the following conditions:

- 1.0 That the condition set out in Appendix A be met prior to the issuance of the Development Permit.
 - 2.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.
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• **Technical Analysis:**

	PERMITTED (MAXIMUM)	EXISTING	PROPOSED
Site Size		143.0 ft x 120.0 ft	
Site Area		17,160.0 sq. ft.	
Floor Area ¹	85,800 .0 sq. ft (total) 51,480.0 sq. ft. (residential)	90,390.0 sq. ft. (total) 54,382.0 sq. ft. (residential)	90,520.0 sq. ft. (total) 54,512.0 sq. ft. (residential)
FSR ²	5.0 (total) 3.0 (residential)	5.27 (total) 3.17 (residential)	5.28 (total) 3.18 residential
Parking	maximum 36 (commercial) maximum 82 (residential)	35 81	35 81

¹ **Floor Area:** Under Section 3.14 of the DODP, an additional 10 percent heritage density transfer (maximum 5.5 FSR or 94,380.0 sq. ft.) may be considered by the DP Board.

² **FSR:** The existing building has previously obtained additional FSR through heritage density transfers. See further discussion under **Background**, page 4.

● **Legal Description**

Strata Lot: A
 Block: 64
 Strata Plan: BCS1076

 District Lot: 541

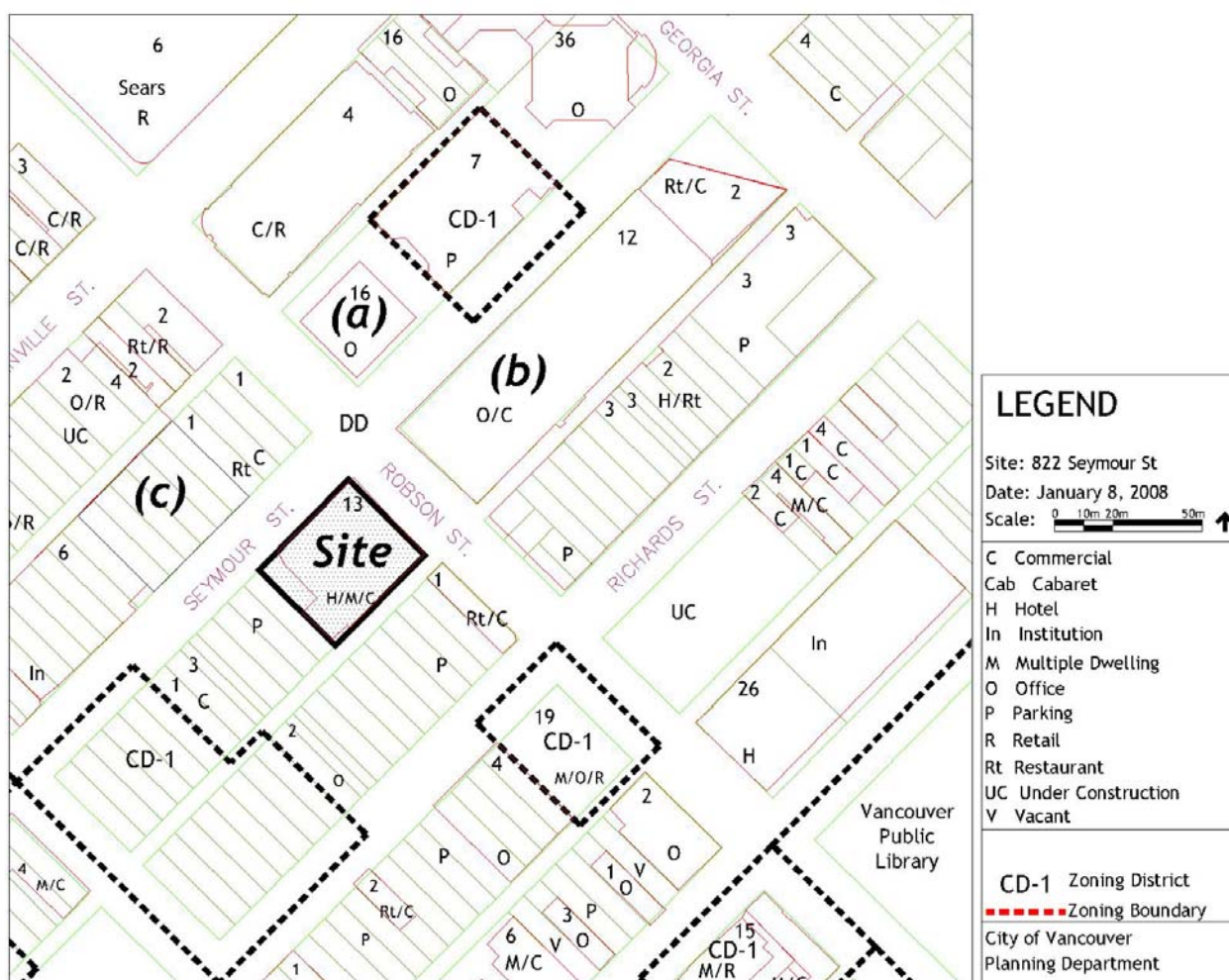
● **History of Application:**

07 10 26 Complete DE submitted (DE411631)
 08 01 14 Development Permit Board Meeting

● **Site:** The site is located on the southeast corner of Robson Street and Seymour Street

● **Context:** Significant adjacent development includes:

- a) 605 Robson Street – 16-storey Retail/Office building with amenity space.
- b) 555 Robson Street – 3 storey office / retail /public utility building (Telus Communications)
- c) 833 Seymour Street - 43-storey (42-storeys plus mechanical room/penthouse solarium level).



- **Background:** DE406340, issued November 22, 2002, approved the construction of a 13-storey Multiple Use building containing 3 storeys of retail and 10 storeys of market rental residential with 3 ½ levels of underground parking. The residential use contains a total of 82 dwelling units

approved by the Development Permit Board on March 18, 2002, subsequently, DE408776, was issued January 13, 2005, which allowed for the combining of two (2) dwelling units into one (1) dwelling unit on Level 13, and to add a new stairwell to access a new roof deck, by way of the transfer of 190.0 sq. ft. of heritage density from the site at 640 West Pender Street.

- The current Development Application seeks a total of an additional 130.0 sq. ft. out of the 8,390.0 sq. ft. still remaining in the total of 8,580.0 sq. ft. of heritage density eligible for this site.
- The applicant has indicated the purchase of heritage density will be 130.0 sq. ft. from 640 West Pender Street. See Appendix D. Standard Condition A.1.1 requires that the documentation necessary to confirm the purchase of qualifying density be submitted.

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

1. Downtown Official Development Plan (DODP)
2. Downtown (except Downtown South) Design Guidelines
3. The site is within area C of the Downtown District.
4. Transfer of Density Policy and Guidelines

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

1. Downtown Official Development Plan

FSR: The By-law allows up to a maximum of 5.00 FSR for all permitted uses, of which a maximum of 3.00 FSR is permitted for a residential use, plus up to 10 percent additional heritage density transfer allowed under Section 3.14 (see below). The proposed floor space addition under this application is 130.00 sq. ft. thereby increasing density transfer for this site from 190.0 sq. ft. to 320.0 sq. ft., which equates to 3.7 percent of the maximum transfer, (8580.0 sq. ft.), eligible for this site. The proposal meets the density and FSR provisions of the DODP.

Heritage Density Transfer:

The Downtown Official Development Plan, under Section 3.14 contains in part, the following

Notwithstanding subsections 1, 3 and 4, the Development Permit Board may permit an increase in floor space ratio for any use where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio, except that this increase shall not apply to hotels where the floor space has already been increased pursuant to subsection 2.

1. Downtown Guidelines

No exterior alterations to this existing development are proposed. The livability of the unit affected will be improved. The intent of the Guidelines is maintained.

Conclusion: Staff support this proposal for a small heritage density transfer.

B. Boons
Chair, Development Permit Staff Committee

A.1 Standard Condition

A.1.1 Provision of Letter "B" which includes confirmation from the owner of the "donor" site that the agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if condition 1.0 has not been complied with on, or before **July 14, 2008**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Condition of Development Permit:

- B.2.1 This site is affected by the Development Cost Levy By-law No. 6924. Levies will be required to be paid prior to issuance of Building Permits.
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