

1082 SEYMOUR STREET – DE408246

Technical Analysis

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			119.8 ft. x 200.4 ft.
Site Area			24,007 sq. ft.
Floor Area ¹	Commercial 2,500 sq. ft. Residential 117,535 sq. ft. Herit. Trans. <u>12,004 sq. ft.</u> Total 132,039 sq. ft.		Commercial 3,979 sq. ft. Residential 116,030 sq. ft. Heritage Transfer <u>12,004 sq. ft.</u> Total 132,013 sq. ft.
FSR ¹	Commercial 0.10 FSR Residential 4.90 FSR Herit. Transfer <u>0.50 FSR</u> Total 5.50 FSR		Commercial 0.17 FSR Residential 4.83 FSR Heritage Transfer <u>0.50 FSR</u> Total 5.50 FSR
Balconies ²	Enclosed 5,121 sq. ft. Overall 10,243 sq. ft.		Open 5,280 sq. ft. Enclosed <u>5,279 sq. ft.</u> Total 10,559 sq. ft.
Height	300 ft.		Top of Roof Parapet (SE) 180 ft. Top of Elevator Mach Rm 183 ft.
Parking ³	Small Spaces 48 sp	Commercial 2 sp Residential <u>188 sp</u> Total 190 sp	Commercial Standard 0 spaces Residential Standard 140 spaces Small Car 47 spaces Disability <u>5 spaces</u> Total 192 spaces Small car spaces 47 spaces Disability spaces 5 spaces
Bicycle Parking ⁴		Cl. A Cl. B Commercial 1 0 Residential <u>226 6</u> Total 227 6	Class A Class B Commercial 0 0 Residential <u>227 6</u> Total 227 6
Loading ⁵		Cl. A Cl. B Retail 0 1 Residential <u>0 1</u> Total 0 2	Class A Class B Retail 1 0 Residential <u>0 0</u> Total 1 0
Amenity	10,000 sq. ft. (max.)		2,048 sq. ft.
Unit Type			Studio 4 One-bedroom 116 One-bedroom+den (TH) 2 Two-bedroom 56 Two-bedroom (TH) <u>3</u> Total 181

¹ **Note on FSR and Floor Space Ratio:** Standard Condition A.1.1 seeks compliance to reduce the commercial Floor Area and commercial FSR to not exceed the maximum permitted.

² **Note on Balconies:** Standard Condition A.1.1 seeks compliance to reduce the enclosed balcony floor area to not exceed 50% of the excludable balcony floor area and the maximum 8% of the residential floor area being provided.

³ **Note on Parking:** Standard Condition A.1.8 seeks compliance with the required number of commercial parking spaces.

⁴ **Note on Bicycle Space:** Standard Condition A.1.10 seeks compliance with the minimum number of Class A Bicycle Spaces for commercial use.

⁵ **Note on Loading:** While one Class B Loading space is required for each of the residential and commercial uses, staff supports provision of one Class A and one Class B Loading space, given the floor areas involved, provided that the loading spaces are shared among all uses. See Standard Condition A.1.9.

• **Technical Analysis: Downtown South Guidelines (excluding Granville Street) - New Yaletown District**

	PERMITTED (MAX.)	RECOMMENDED	PROPOSED	
			Tower	Podium
Section 4.1.1(a) Low Rise Street	-	30 ft. min. height	-	Helmcken St. 31 ft Seymour St. 53 ft
Section 4.1.3(a) Tower Width & Depth ¹	90 ft.	75 ft. - 85 ft.	Seymour St 93 ft Helmcken St 86 ft	-
Section 4.1.3(b) Tower Floor Plate ¹	6,500 sq. ft.	-	6,733 sq. ft.	-
Section 4.2.1(a) Front Yard and Setback ²	-	12 ft.	Seymour St 8 ft (upper balconies)	-
Section 4.2.2(a) & (d) Side Yard and Setbacks				
Exterior Side (Helmcken)	20 ft. (<70 ft. ht.)	12ft.	-	12ft.
Interior Side	-	40ft. (>70ft. height)	91 ft.	-
Section 4.2.3(a) Rear Yard and Setback	-	0 ft. at lane corner 10ft. (<35 ft. height) 30ft. (>35 ft. height)	- - 30 ft.	1 ft. N/A -
Section 4.2.3(c) Street Definition for Corner Sites	70 ft. height 110 ft. length (lane)	30 ft. height 40 ft. length (lane)	29.8 ft. height 57 ft. length (lane)	
Section 4.4 Horizontal Angle of Daylight ³	-	50 ² /70 ² 80 ft. distance	0 ft. (bedrooms of units 210, 315, 415 & 513)	
Section 5.5.5(a) Retail Frontages ⁴	25 ft.		58 ft.	
Section 7.2. (a) Semi-Private Open Space ⁵	-	50 sq. ft. per unit of aggregate area = 9,050 sq. ft.	7,601 sq. ft.	
Section 7.3(a) Private Open Space (balconies etc.) ⁶	-	6 ft. min. single horizontal dimension	2.25 - 4.5 ft. depth	

¹ **Notes on Tower Width and Depth and Tower Floor Plate:** Staff support the increase in tower dimensions and floor plate beyond the 6,500 sq. ft. due to the view corridor imposing a substantially reduced height on the tower.

² **Notes on Front Yard (Seymour Street) Setback:** Staff support the intrusions into the 12 ft. front yard setback for proposed balconies (enclosed and open) above the third floor which provide architectural interest and greater balcony depth on this constrained site.

³ **Notes on Horizontal Angle of Daylight:** The bedrooms of Units 210, 315, 415 and 513 do not comply with Section 4.4 - Horizontal Angle of Daylight. See Standard Condition A.1.7.

⁴ **Notes on Retail Frontages:** The amount of retail floor area will have to be reduced (Standard Condition A.1.1.) This may bring retail frontage into closer compliance. Staff would support a relaxation of the frontage guidelines as the proposed small scale corner location meets the intent of the guideline.

⁵ **Notes on Semi-Private Open Space:** Staff support the proposed amount of open space as every reasonable opportunity to achieve such space on this site has been utilized.

⁶ **Note on Private Open Space (Balconies):** Staff recommended increasing balcony depth to a minimum 5 ft. (Condition 1.5).