

2.0 Urban Context

Site Description

The predominantly level, 75' by 120' site is located in the "New Yaletown" area of Downtown South at the southwest corner of Seymour and Helmcken streets. It is currently occupied by a two storey office building which is the current home to the "Positive Living Society of BC" and "AIDS Vancouver", two non-profit organizations serving residents of the area. The 9,000 SF site is served by a 20' public laneway and has a 75' frontage on Seymour and a 120' frontage on Helmcken Street.

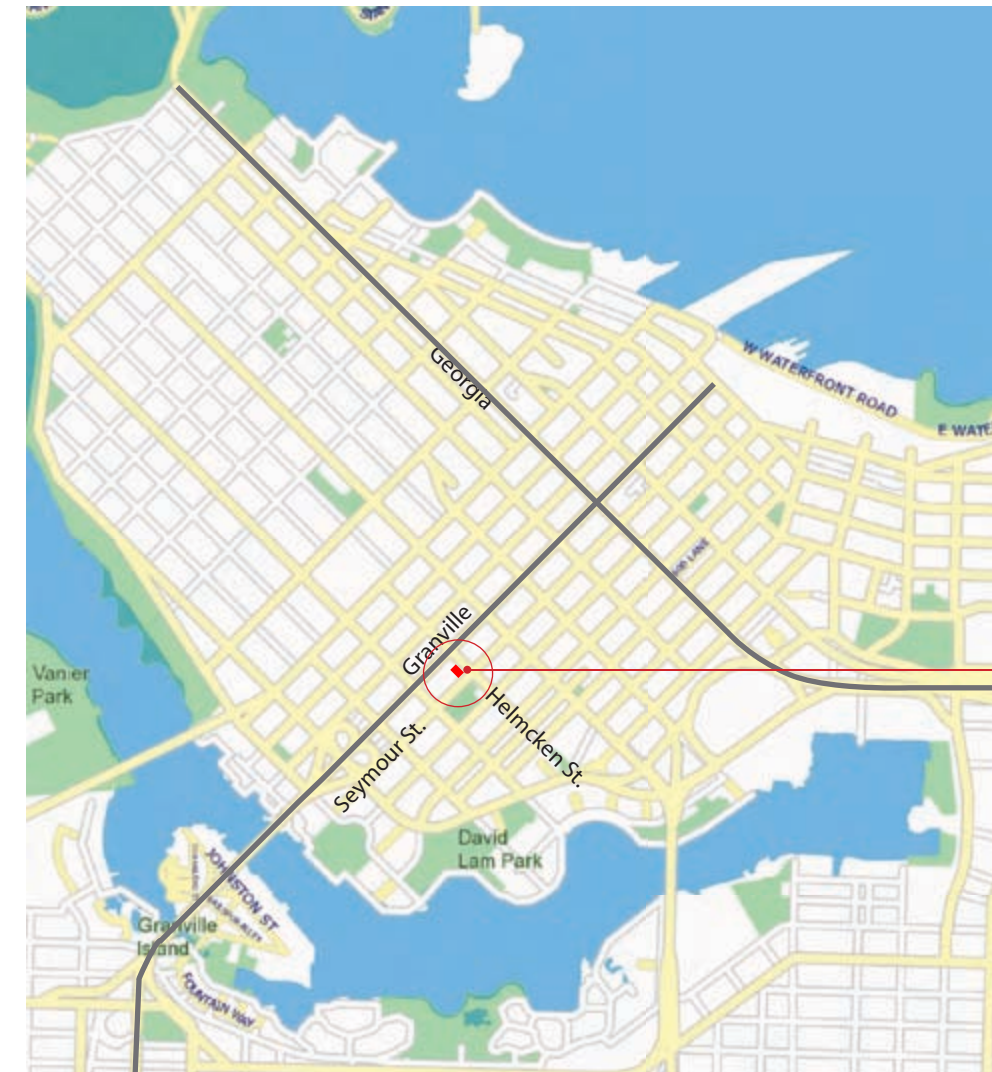
Located immediately to the south is a three story hotel use owned and operated by the Chateau Granville hotel which is located across the lane to the west. Although the 75' site to the south is not required to complete the proposed development, attempts to acquire the site have been made in order to include it in the development. To the south east and east are residential buildings and

the Gathering Place Community Centre is located across Helmcken to the north. The Emery Barnes Park is located in the same block on the east side of Seymour Street. Residential and social service uses predominate in the immediate area.



EXISTING BUILDING
(TO BE REMOVED)

SITE: 1107 SEYMOUR
NEW BUILDING
FOOTPRINT



SITE: 1107 SEYMOUR

CONTEXT MAP

AERIAL OF SITE LOOKING SOUTHEAST