Paul Y. Construction | FORME DEVELOPMENT | Perkins&Will

848 Seymour Street

Rezoning Open House

November 14 - December 04, 2022



Project Team





Paul Y. Construction (B.C.) Ltd.

Applicant

Paul Y. Construction (B.C.) Ltd. is a private company wholly owned by the Tso family which originated from Hong Kong. For over 70 years, the family has been active in civil engineering and building construction, real estate investment, and development. In both Hong Kong and Singapore, the company has built landmark buildings including many hotel developments. Civil engineering contracts have included significant public infrastructure construction projects in both cities.

In Vancouver, Paul Y. Construction (B.C.) Ltd. was established to engage in real estate investment and development, including a residential development of townhouses and apartments that spearheaded the successful land optimization plan for the University of British Columbia.

FORME

DEVELOPMENT

Development Manager

Forme Development is a progressive, boutique real estate development studio. Our passion is creating community integrated projects that are thoughtfully designed to elevate and enhance the daily lives of people families and the neighborhood in which they live.

Understanding the heart and soul of the community and neighborhood forms the base upon which we begin the creative process. We engage in a methodical process of thoughtful design that strives to incorporate elements that elevate and enhance the daily lives of people and families.

With each project we are committed to creating timeless architecture that endures and contributes to a high quality of life for its communities.



Perkins&Will

Architect

Since 1935, Perkins&Will have believed that design has the power to make the world a better, more beautiful place. At our Vancouver studio, a culture of collaboration fosters our creativity: we are one team with a common set of goals and values. We live by the ideals of beauty, simplicity, functionality, and sustainability.

Structural Fast + Epp

MEP Smith + Andersen

Sustainability footprint

Transportation bunt & associates

Building Envelope RDH

Elevator GUNN CONSULTANT

Code LMDG Building Code Consultants Ltd

Waste Management targetzero waste

Rezoning Intent

Paul Y Construction and Forme Development are submitting to the City of Vancouver this rezoning application for a new lifestyle hotel in Downtown Vancouver at 848 Seymour Street.

The site is situated within the DD zoning district, and lies within the Central Business District Shoulder (C3) area. The proposed rezoning supports the Metro Core Jobs & Economy Land Use Plan by transforming an existing mid-block surface parking lot into much needed hotel rooms for Metro Vancouver.

This proposal is highly beneficial to the City of Vancouver in delivering valuable, sustainable, and urgently needed hotel rooms downtown.

The project promotes and builds upon the City's goals, increases jobs in Metro Vancouver, and improves the public realm while introducing an architecturally progressive landmark to the City.



The Need for Hotel

At 30-storeys tall (317 ft) this development would bring 393 hotel rooms to downtown Vancouver, while respecting relevant view cones.

Situated within the cultural, entertainment, and shopping centre of Metro Vancouver, it is in a prime location for visitors and tourists to the City. At a time when the city is in the midst of a hotel crisis, 848 Seymour will help a tourist industry that suffers from a substantial lack of supply and variety. This major development will bring jobs to local construction and hospitality sectors, while providing needed accommodations to support tourism and business travel.



Density on a Modest Site

Placing appropriate density on this empty site contributes to the urban fabric of the city.

Locating much needed hotel rooms within downtown Vancouver, in such an important location, demands certain density in order to make the project viable and a success for the City. This is a challenging and tight urban building site, as such design considerations have been given to site access, building setbacks, and building separation requirements.



Activating the Public Realm

The project provides a meaningful improvement to the urban realm of Downtown Vancouver.

The project proposes a meaningful improvement to the urban realm of Downtown Vancouver. The form infills the existing fabric of Seymour Street with a highly visible and activated podium design. The intention is to draw both guests and locals to the mid-block site, and extend the vibrancy of nearby Robson Street with a transparent and inviting hotel presence.

Project Goals

Support CoV's Economic and Planning Goals



Support immediate and long term City of Vancouver policies in the tourism and economic sectors, specifically the Metro Core Jobs and Economy Land Use Plan, City Core 2050 Vision, and the Interim Hotel Development Policy.

Optimize Valuable Land in Downtown Vancouver



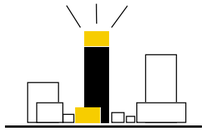
Transform and densify an underdeveloped existing surface parking lot into a valuable contributor to the City's tourism and job industry in the heart of downtown Vancouver.

Enhance the Public Realm



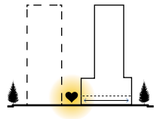
Create a continuous street front where it's currently interrupted. Frontage along Seymour will be activated by hotel amenities with an architecture that promotes transparency and inclusivity.

Celebrate Place



Create a new Vancouver landmark in downtown through high calibre planning, programming, and architecture.

Activate the Lane



Activate the lane with a drop-off zone for hotel guests improving safety and usability.

Showcase a New Model



Provide more choice and supply in Vancouver's hotel market with both economical micro-hotel rooms and traditional rooms.

New Hotel

An Opportunity for the City of Vancouver

According to Destination (formerly Tourism) Vancouver's commissioned report Economic Analysis of Hotel Supply and Projected Demand:

"From 2020 to 2030, the annual hotel room night demand in Metro Vancouver is projected to increase from 7.5 million nights to 8.8 million room nights. Over the same period, however, the hotel room night supply is projected to remain essentially unchanged. This will mean an increasing number of visitors will be unable to find hotel accommodation, especially in the summer months when demand is highest."

The study noted that an addition of 400 hotel rooms to the City by 2025 would result in the following economic benefits:

+ 470, 688 room nights

+ $213.5 million of Expenditures

+ $87.6 million of GDP

+ 1,353 full-time employment

+ $41.7 million of tax revenues

STRAIGHT TALK

"Vancouver explores new forms of hospitality and housing tenure as hotel rooms disappear"

June 26th, 2019

WESTERN INVESTOR

"Vancouver's hotel crunch set to drive up room rates"

August 28th, 2019

VANCOUVER SUN

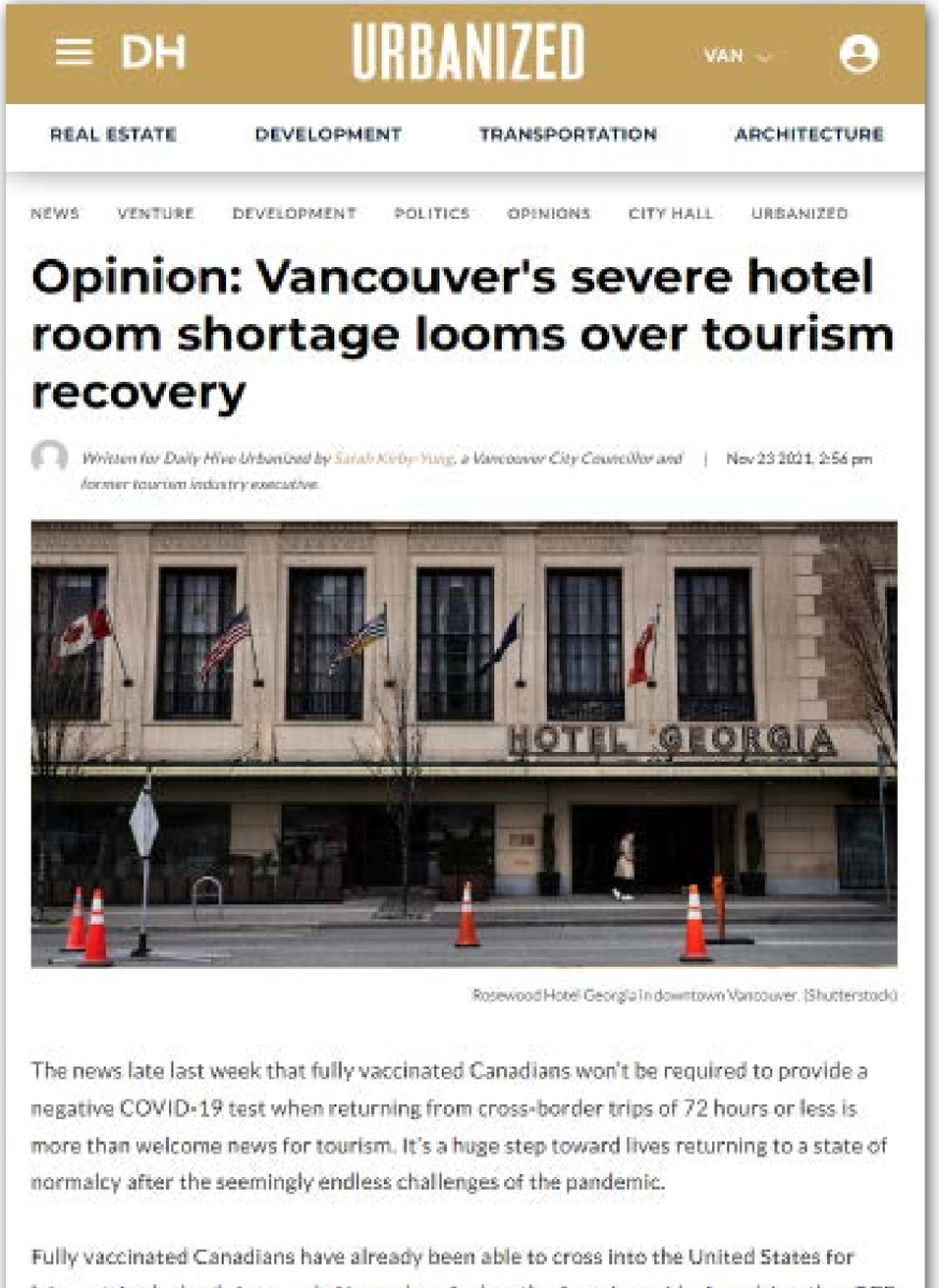
"Demand for Vancouver hotel rooms is outpacing supply"

May 28th, 2019

TRAVEL PRESS

"Vancouver tourism growth spurs need for more hotel rooms"

January 9th, 2020



DH URBANIZED VAN

REAL ESTATE DEVELOPMENT TRANSPORTATION ARCHITECTURE

NEWS VENTURE DEVELOPMENT POLITICS OPINIONS CITY HALL URBANIZED

Opinion: Vancouver's severe hotel room shortage looms over tourism recovery

Written for Daily Hive Urbanized by Sarah Kirby-Yung, a Vancouver City Councillor and former tourism industry executive. | Nov 23 2021, 2:56 pm

Rosewood Hotel Georgia in downtown Vancouver. (Shutterstock)

The news late last week that fully vaccinated Canadians won't be required to provide a negative COVID-19 test when returning from cross-border trips of 72 hours or less is more than welcome news for tourism. It's a huge step toward lives returning to a state of normalcy after the seemingly endless challenges of the pandemic.

Fully vaccinated Canadians have already been able to cross into the United States for

New Hotel

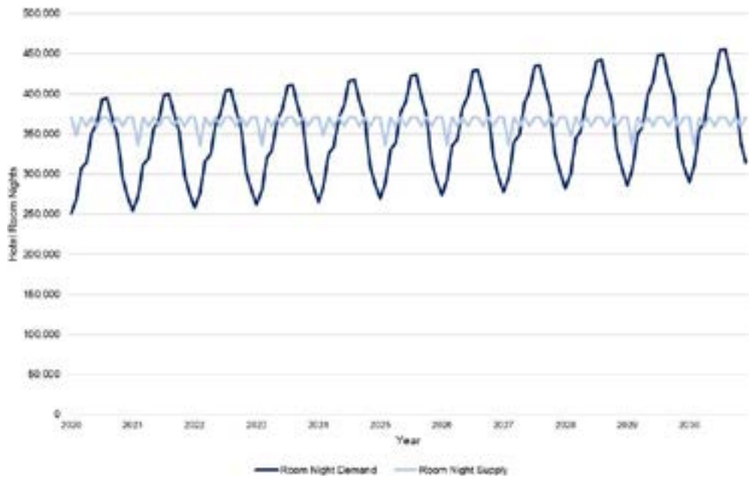
An Opportunity for the City of Vancouver

The City of Vancouver's Interim Hotel Development Policy noted that as early as 2012, the increases in annual visitors and the net loss of hotel rooms have resulted in a growing supply gap. Since the 2018 report, multiple factors have further decreased the supply of accommodations in Vancouver:

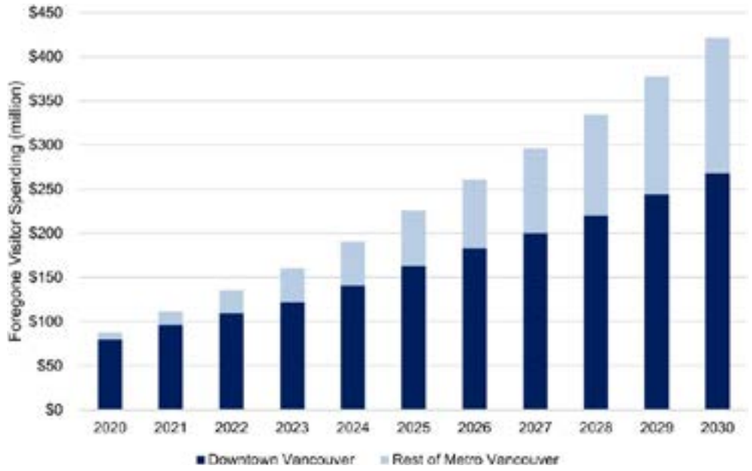
- **The permanent conversion of low to mid-range hotel rooms to social housing and shelters**
- **The closure of the Trump Tower and Four Seasons, though temporary**
- **Legislation by the Council in 2017 to restrict short-term rentals to protect long term rental supply**

It is imperative that a significant supply is provided to replenish and grow the hotel room stock. Already, the hospitality sector is showing a steady recovery with hotel occupancy rates now surpassing 2019.

Hotel Room Night Supply and Demand in Metro Vancouver from 2020 to 2030



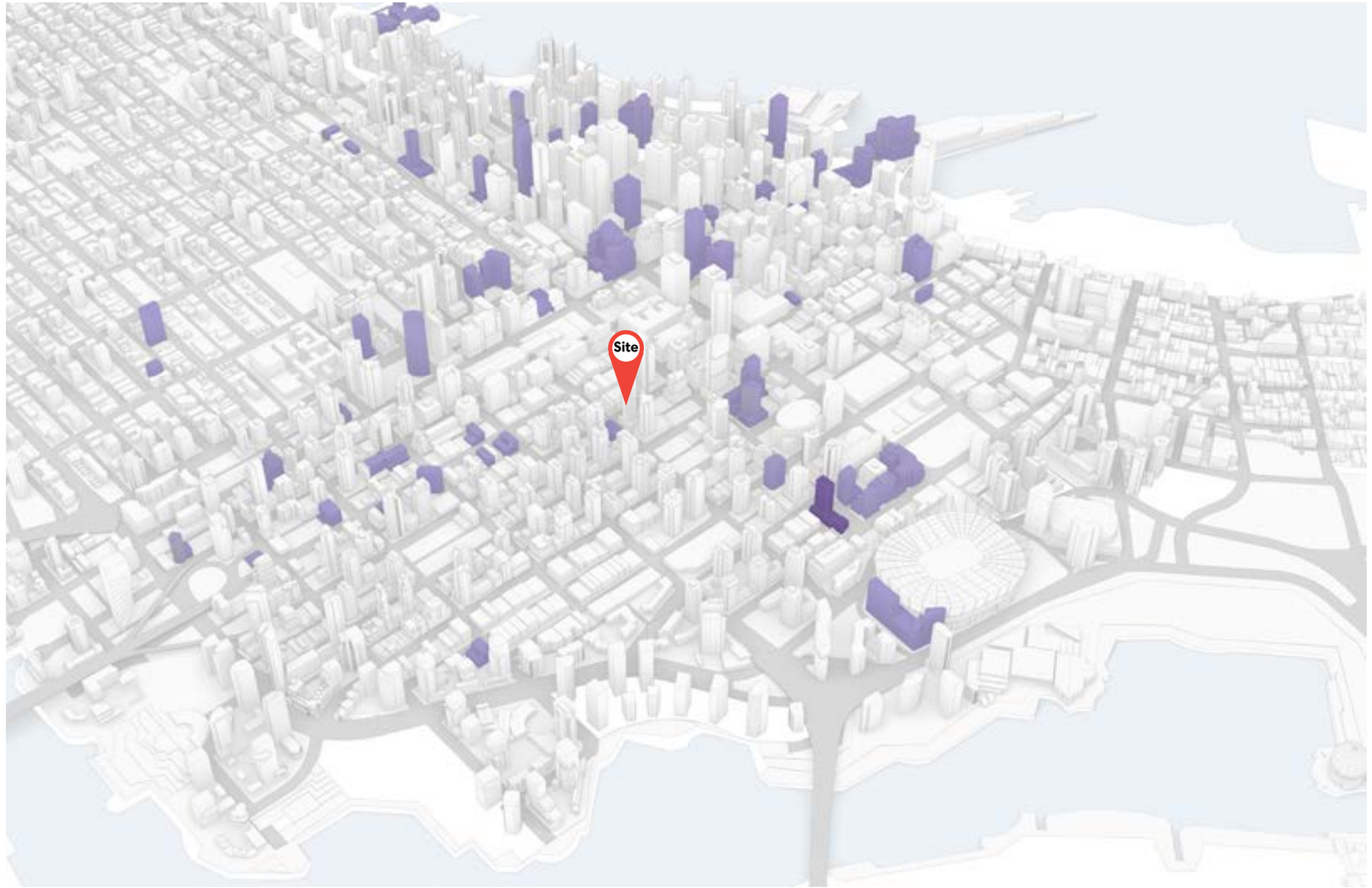
Projected Foregone Visitor Spending in Downtown Metro Vancouver and the Rest of Metro Vancouver from 2020 to 2030



SOURCE: *"Tourism Vancouver—Economic Analysis of Hotel Supply and Projected Demand in Vancouver"—September 2019, MNP*
Numbers based off of the economic impact of a 393 room hotel over an 18 month period.

Site Context

The project site is in the heart of Vancouver's Downtown. The primary business and cultural district regionally, it is richly served by local and regional rapid transit, and surrounded by a critical mass of business, retail, and culture. Over 62,000 people live in downtown Vancouver, while 145,000 people work in the area.



Legend

- Existing Hotels
- Recently Approved Hotel Projects

Existing Surroundings

The site is currently a surface parking lot with retail and residential uses on each side.

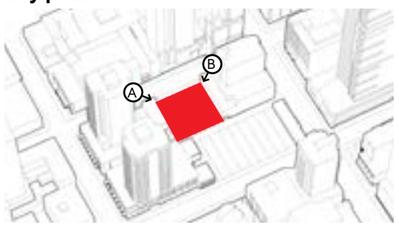


A. Seymour Street, looking North.



B. Seymour Street, looking South.

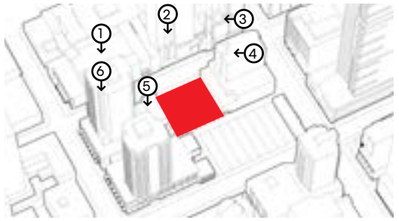
Key plan



Neighbourhood Photos

The site is currently a surface parking lot with retail and residential uses on each side.

Key plan





1. Orpheum



2. Capitol Residence



3. Profile Robson

Smithe

Robson



6. Vita



5. Hollywood North site



Site



4. L'Aria

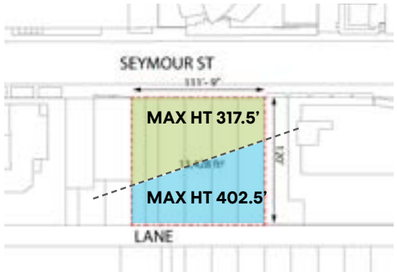
Street Elevations

Seymour Street between Smithe and Robson is the transition block from Downtown South residential district to Downtown CBD.

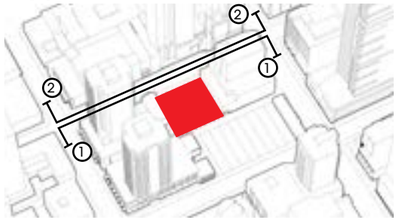
Building typologies include residential, performance, and office.

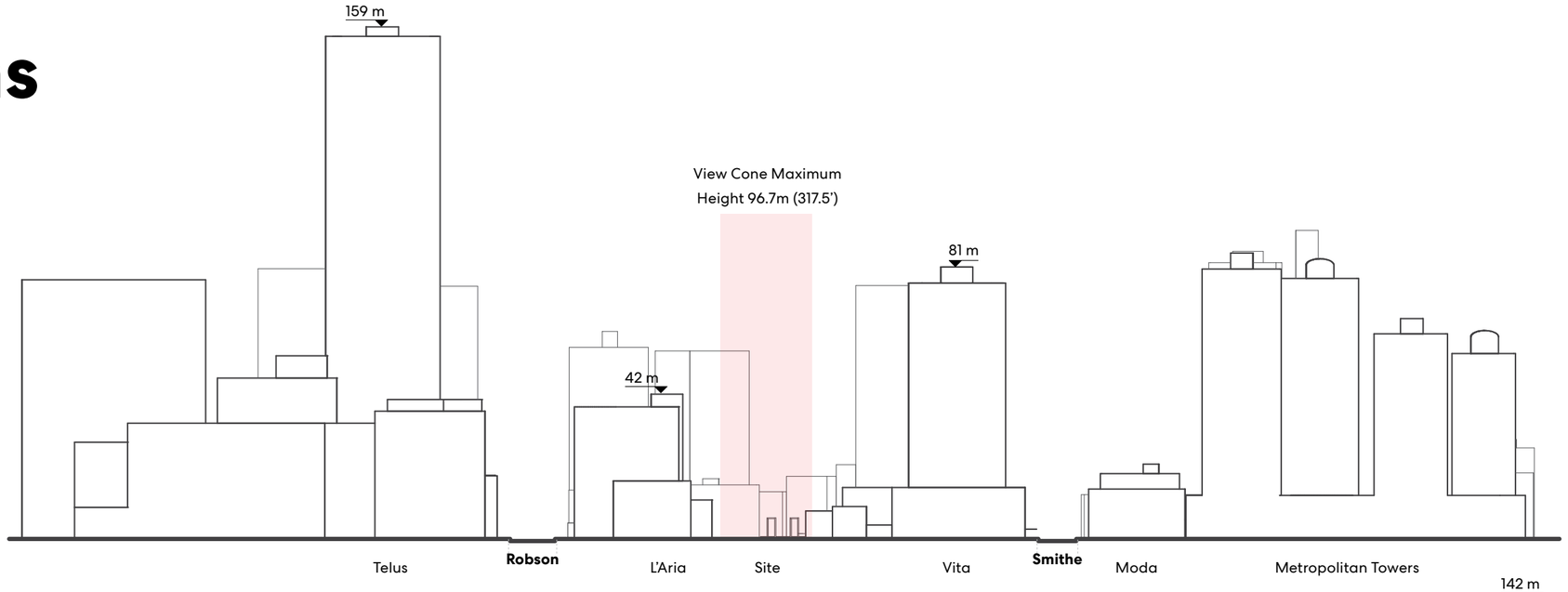
Two view cones pass diagonally above site. The maximum height allowed by the view cone along Seymour St. is 96.7m (317.5'); the view cone adjacent to the lane is higher, at 122.6m (402.5').

At an overall building height of 96.7m (317.5'), the building is in compliance with the lowest view cone regulations.

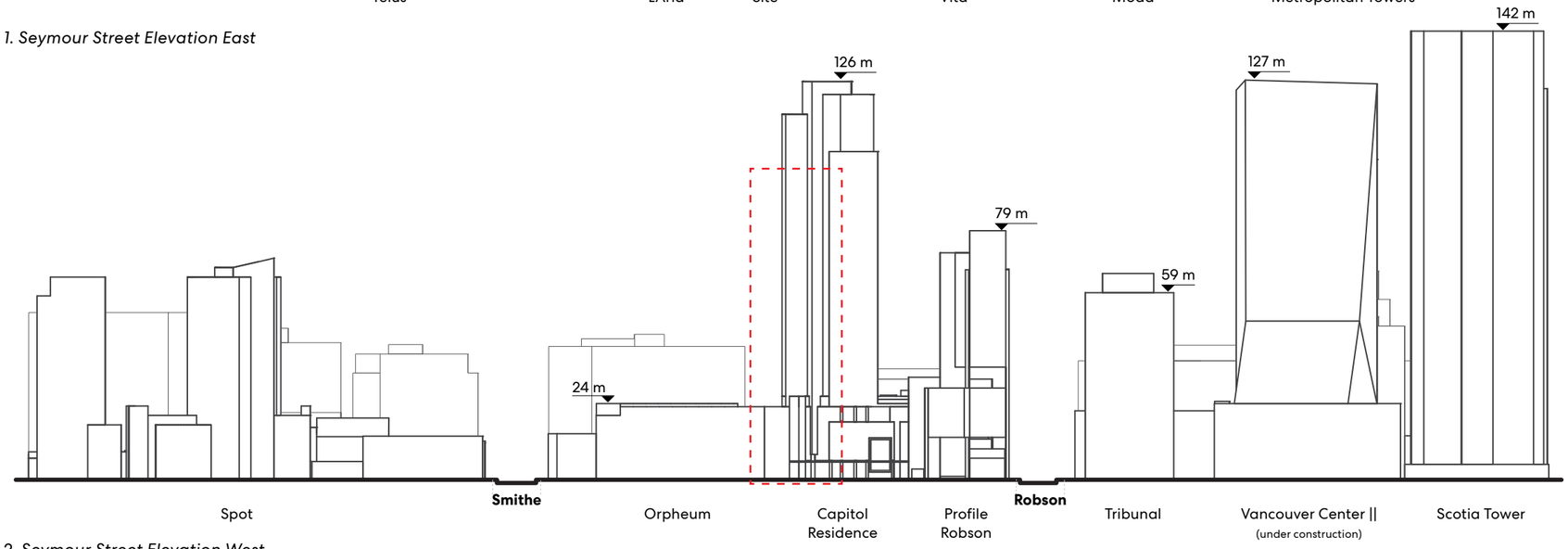


Key plan





1. Seymour Street Elevation East



2. Seymour Street Elevation West

Downtown District

The site is located along Seymour Street between Robson and Smithe, which is right in the middle of CBD shoulder (C3), just a half block away from Robson CBD edge.

The CBD shoulder is a very important district that supports the downtown business district. Together with CBD area, it provides fundamental commercial space to meet the long-term demand for job space. It also acts as transition zone, containing residential, retail, and amenity space to meet daily requirements for downtown residents.



Legend

- CBD
- CBD Shoulder

Policy Guideline Analysis

This project supports and builds upon the following key Design Guidelines and Rezoning Policies:



METRO CORE JOBS AND ECONOMY LAND USE PLAN (2007)

This rezoning is enabled by the Metro Core Jobs and Economy Land Use Plan, and contributes to an increase in job space through its provision of commercial space.



Interim Hotel Development Policy and Related Amendments (2018)

This proposal is supported by Interim Hotel Development Policy and Related Amendments by placing a dual brand hotel typology that provides a substantial amount of modestly priced hotel rooms on a vacant site.



DOWNTOWN OFFICIAL DEVELOPMENT PLAN (2017)

The project is consistent with Regional and City scale land-used policies, and demonstrates a commitment to the neighbourhood through significant reinvestment that will benefit the public realm and streetscape.



DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES (1997)

The tower form considers glazing placement to respect the privacy of surrounding residential towers. Ground floor amenity space incorporating large amounts of glazing create porosity, inviting the public inside.



REZONING POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND CBD SHOULDER (2009)

The proposal helps to address the long-term demand for job space through the provision of commercial space in the CBD Shoulder area, while positively contributing to tourism by helping reinforce Vancouver as a world class destination.



VIEW PROTECTION GUIDELINE (2011)

The project respects two existing view cones that pass diagonally across the site by keeping the overall building height within the lowest view cone limitations.



GREEN BUILDING POLICY FOR REZONING (UPDATED 2022)

The proposal is actively seeking ways to reduce energy consumption, implement low carbon strategies, manage rainwater on site, and provide a robust and resilient building typology by complying with the latest requirements.



DD (EXCEPT DOWNTOWN SOUTH) C-5, C-6, HA-1 AND HA-2 CHARACTER AREA DESCRIPTIONS (1975)

By developing the vacant site into a commercial development with dynamic public uses, parking is relocated underground and accessed from the lane improving the experience for pedestrians.



CITY CORE 2050 VISION (2017)

Transforming the existing empty site into a hotel with public amenities will add important jobs to the area and support the tourism industry by providing much needed hotel rooms to the downtown core.



CENTRAL AREA PEDESTRIAN WEATHER PROTECTION (EXCEPT DOWNTOWN SOUTH) (1978)

The proposal provides continuous weather protection along both Seymour St. and the Laneway

Design Description

The project seeks to create a timeless and elegant addition to Vancouver's skyline while providing a new model for lifestyle hotels in the downtown core.

The tower design celebrates the module of the hotel rooms, creating a simple yet sophisticated backdrop against which the more public elements of the hotel program can be highlighted.

The City Room at the ground floor provides hotel amenity and bar space centred around an interconnected lounge on Seymour Street.

Thy Skyroom at the rooftop of the tower provides additional hotel amenity space and provides guests with stunning views of downtown Vancouver.

The cool tones of the tower are purposely contrasted with the warm inviting glow of the public spaces, signifying these special moments in the design.

Entries prioritize continuous weather protection at both Seymour Street and the lane, enhancing the guest experience.

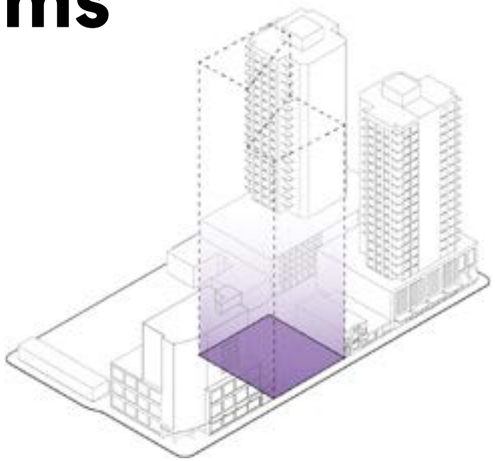
The expression along Seymour Street is predominantly glazed to create porosity at the interface of the public realm. Through the hotel lounge, a connection is created from Seymour Street through to the lane. Covered terraced outdoor spaces have been placed at level 02 and 03 at the lane, helping to activate program on both sides of the building.



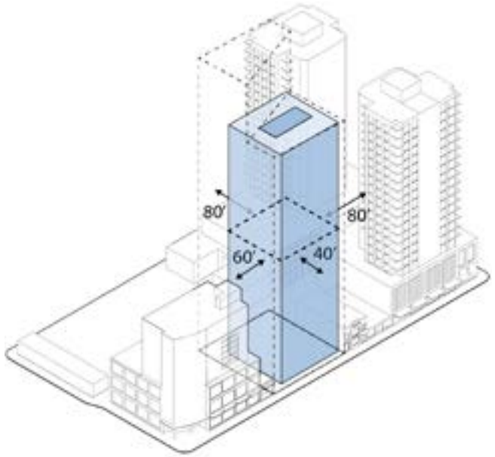
→
View from Seymour Street looking East

Massing Diagrams

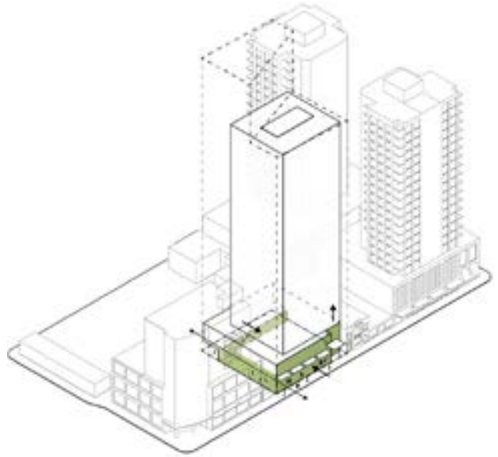
The building responds to site conditions, aligns with the built form guidelines for the area, and highlights moments in the building that are special all while celebrating the quiet and repetitive nature of a hotel module.



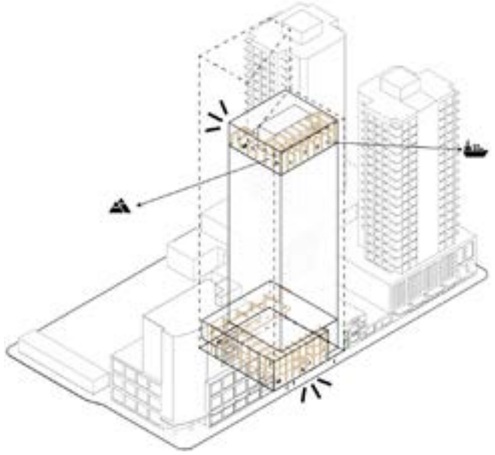
Repair the Site:
Take an infill site and convert it with density fitting of its context and surroundings.



Setbacks:
The massing form responds to required building setbacks while providing minimum interior dimensions for hotel units.



Create Invitation/Activate the Lane:
Provide access and entry points at both Seymour Street and the lane to draw people across and through the mid block site. Provide continuous weather protection.



Place Active Program:
Highlight the public realm and the top of the building through the introduction of "City Room" and "Skyroom" amenity programming.



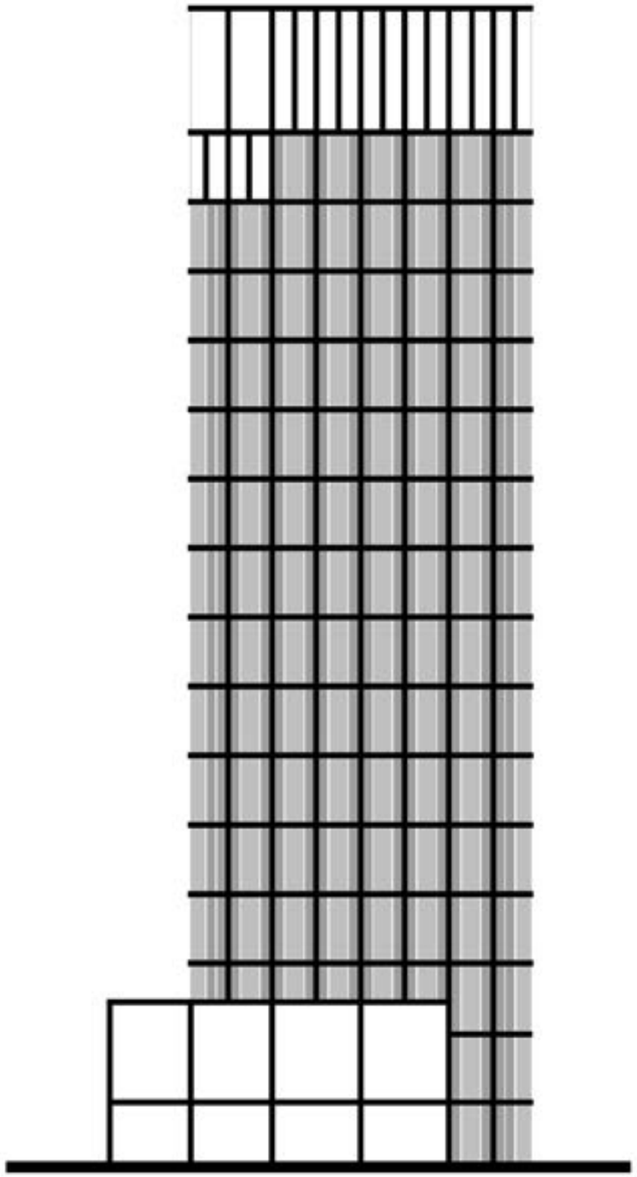
Compose the Facade:
A grid motif on the facade transforms to suit the program. The scale increases at the podium "City Room" providing transparency, on the tower the rhythm is regulated to the size of the hotel rooms, and at the roof the pattern changes to cap the tower and highlight the "Skyroom".



Respond through layering:
The social and active spaces in the building are not only identified with a change in the facade, but with a material change to warm and inviting materials that define the spaces volumetrically, showcasing them as areas that are special.

Facade Diagram

Originating from the hotel unit module, a grid motif orders the building facade. At the podium, its scale expands to create a visual transparency and connection of its lobby and amenity spaces to the urban realm. Along the tower, it modulates to align with the size of the hotel units within. At the crown of the building, the distinct pattern changes to mark the hotel's "Skyroom" and a special double height penthouse unit.



Podium Expression

The predominantly glazed 3 storey podium volume uses warm and inviting materials to signify the change in program from hotel to amenity. The frame element from the tower above continues down and opens into a wider module to add transparency and lightness along the street front. Continuous weather protection provided creates continuity with the adjacent buildings and streetscape.



View of the podium from Seymour Street

Continuous Weather Protection

The Central Area Pedestrian Weather Protection Guideline encourages continuous weather protection along the frontage of this site. The canopy system has been proposed to create continuous weather protection, help signify points of entry, and tie into the existing coverage of the adjacent buildings.



Views of continuous weather protection along Seymour Street

Passenger Arrival Area

Lane Enhancement

A wood soffit overhang protects guests as they enter from the lane, creating a warm and inviting space to enter. The soffit language wraps down to the vertical surfaces, creating a screened expression that composes the back of the building. The screen is dense where loading functions are located, and light and porus at areas of glazing. This creates a link between the inside lounge and lobby areas and the passenger drop off zone. Loading spaces are screened from guest view. Paving will add sophistication to the lane, and a planted ramp and stair will welcome guests inward.



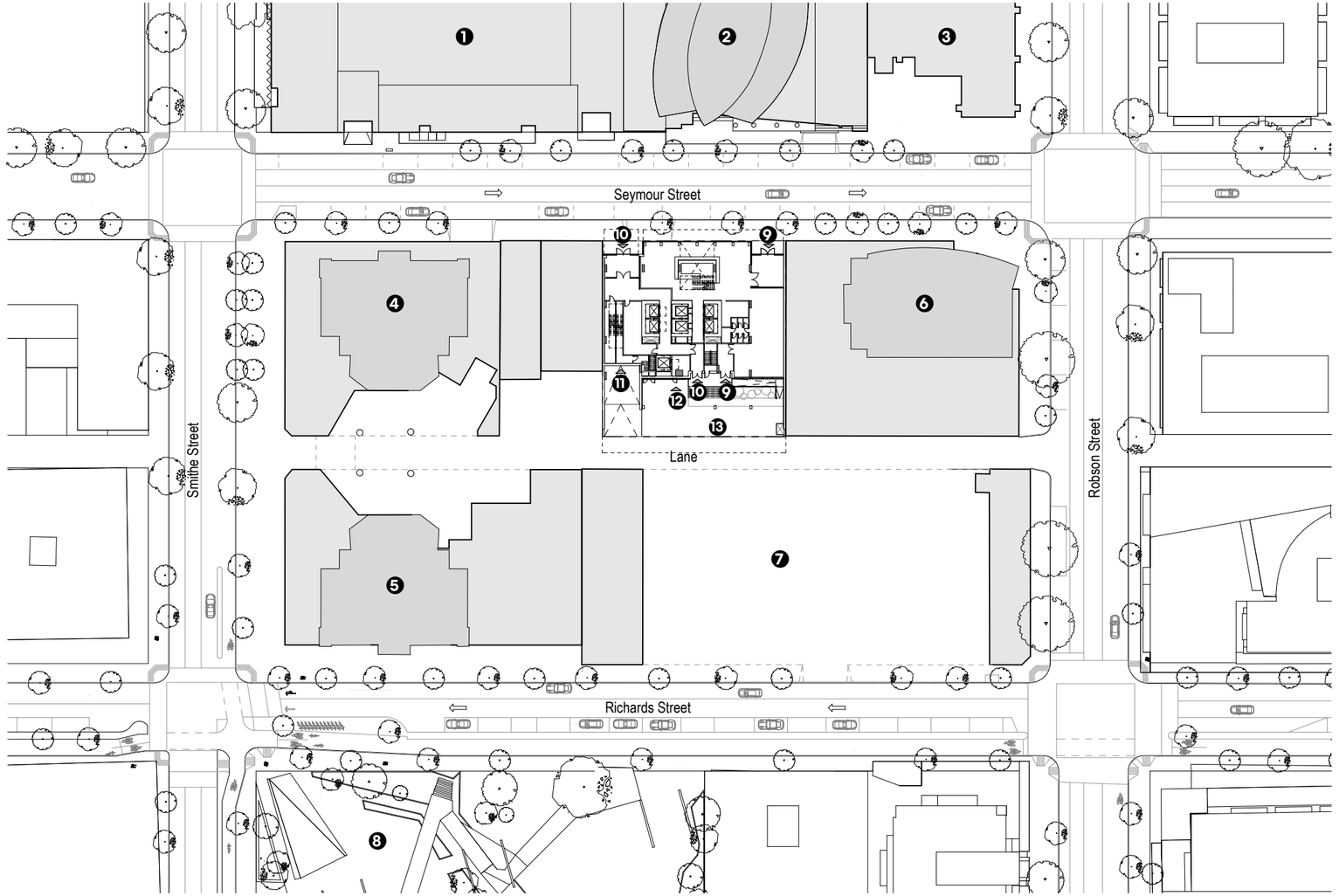


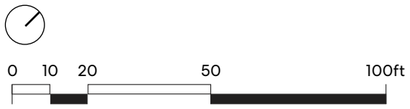
Views of passenger drop off from the lane

Architectural Plans

Context Plan

1. The Orpheum
2. The Capitol Residences
3. Future Development
4. Vita
5. Dolce
6. L 'aria
7. Parking Lot
8. Future Park
9. Hotel 1 Entry
10. Hotel 2 Entry
11. Parkade Entry
12. Service Entry
13. Passenger Drop Off

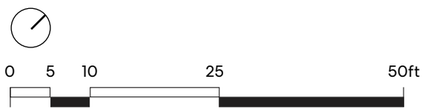


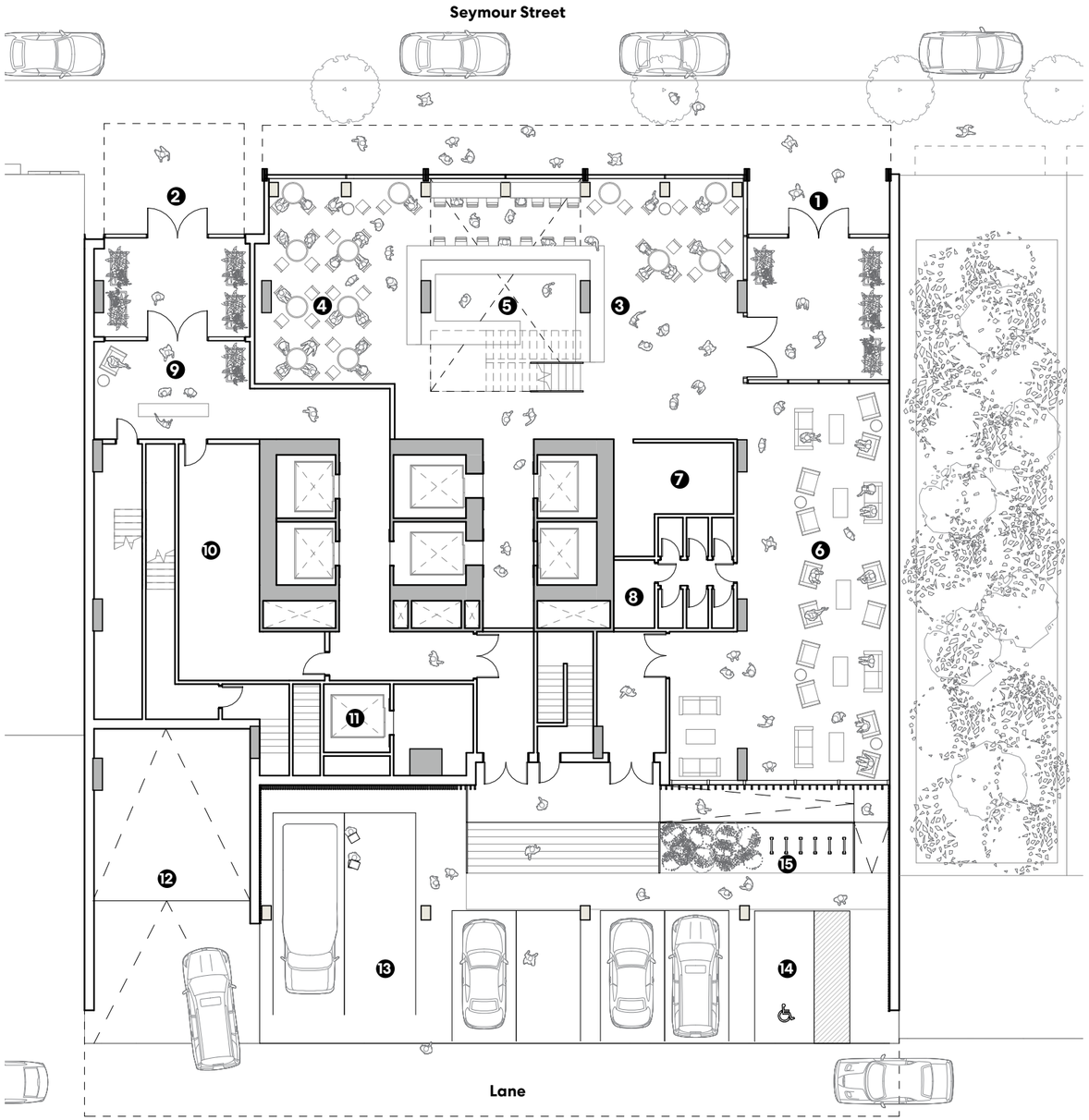


Architectural Plans

L01 Floor Plan

1. Hotel 1 Entry
2. Hotel 2 Entry
3. Hotel 1 Check-in
4. Hotel 1 Bar
5. Atrium (triple height space)
6. Hotel 1 Lounge
7. Hotel 1 Back of House (F&B)
8. Hotel 1 Washrooms
9. Hotel 2 Jump Lobby
10. Hotel 2 Back of House
11. Service Elevator
12. Parkade Entry
13. Loading
14. Passenger Drop off
15. Bike parking

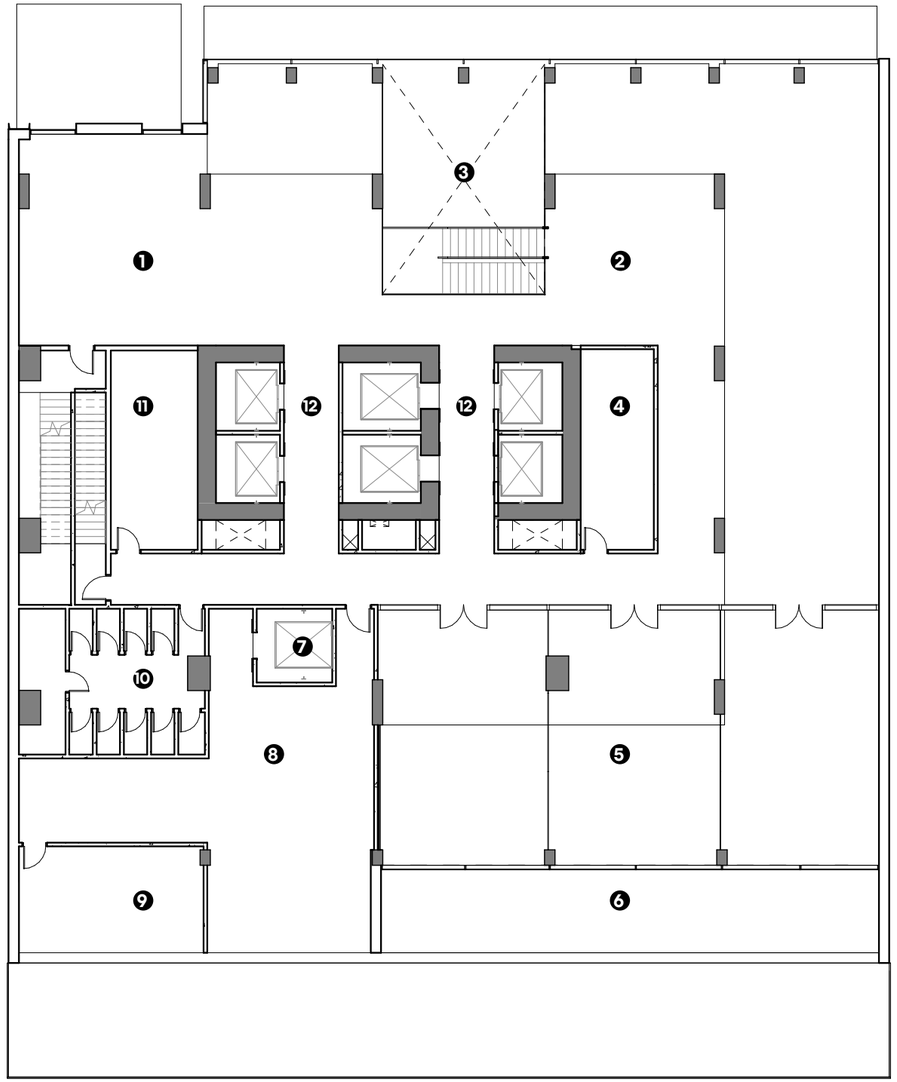


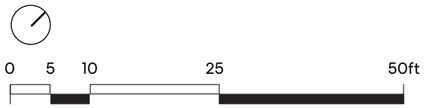


Architectural Plans

L02 Floor Plan

1. Lounge/Games
2. Library/Plug in
3. Atrium (triple height space)
4. Back of House (F&B)
5. Event/Flex space
6. Outdoor Terrace (double height space)
7. Service Elevator (from P5-L02 only)
8. Kitchen
9. Office
10. Washrooms
11. Storage
12. Elevator Lobby

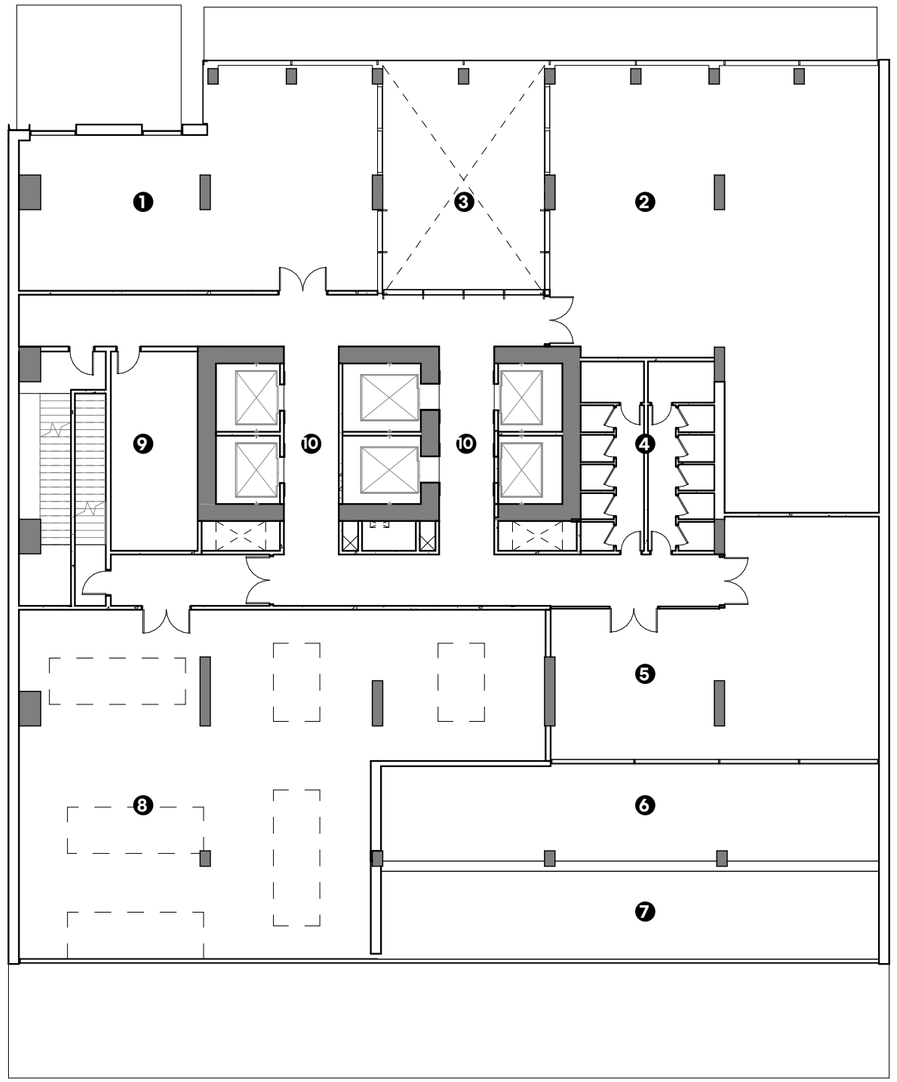


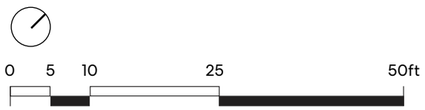


Architectural Plans

L03 Floor Plan

1. Meeting/Event space
2. Fitness Center
3. Atrium (triple height space
4. Washrooms
5. Event/Flex space
6. Outdoor Terrace (open to above)
7. Outdoor Terrace (open to below)
8. Mech.
9. Guest Laundry
10. Elevator Lobby

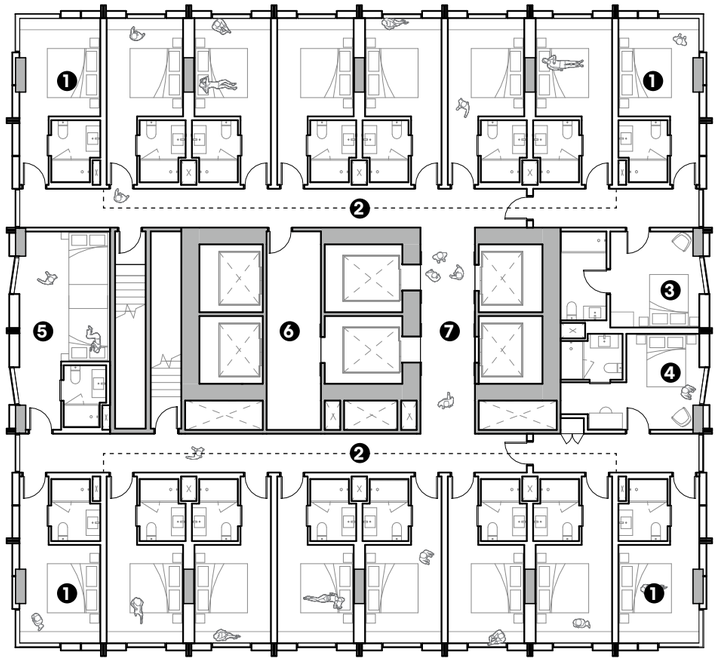


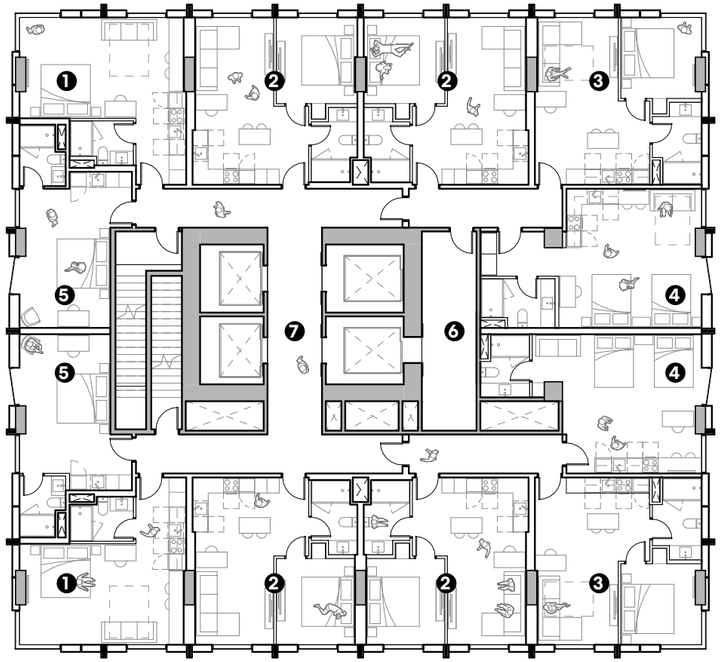


Architectural Plans

Hotel 1—short term stay
Levels 4–17

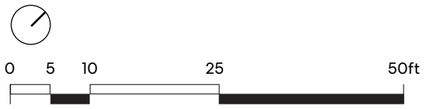
1. Standard King Corner Room
2. Standard King Room
3. Accessible Queen Room
4. Standard Queen Room
5. Double Queen Room
6. Back of House
7. Elevator Lobby





Hotel 2—long term stay
Levels 18–28

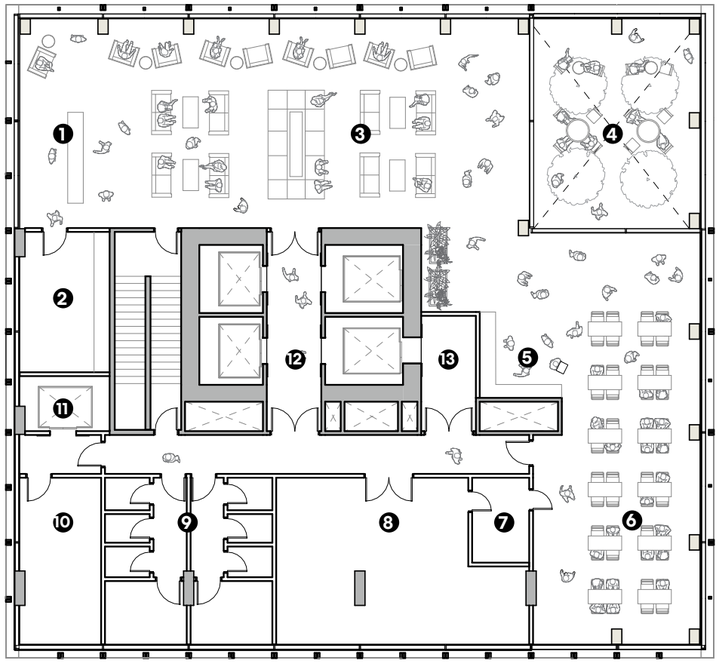
1. Studio King Room
2. One Bedroom Room
3. One Bedroom Corner Room
4. Studio Queen/Queen Room
5. Standard King Room
6. Back of House
7. Elevator Lobby

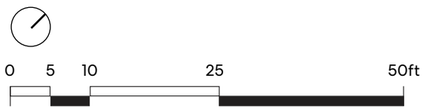


Architectural Plans

L29 Floor Plan

1. Reception
2. Luggage Storage
3. Lounge
4. Outdoor Terrace (double height)
5. Market
6. Dining / Event Space
7. Back of House (F&B)
8. Kitchen (F&B)
9. Washrooms
10. Office
11. Lift (to L30 only)
12. Elevator Lobby
13. Back of House





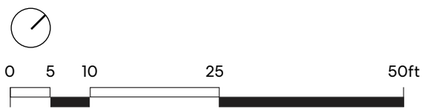
Architectural Plans

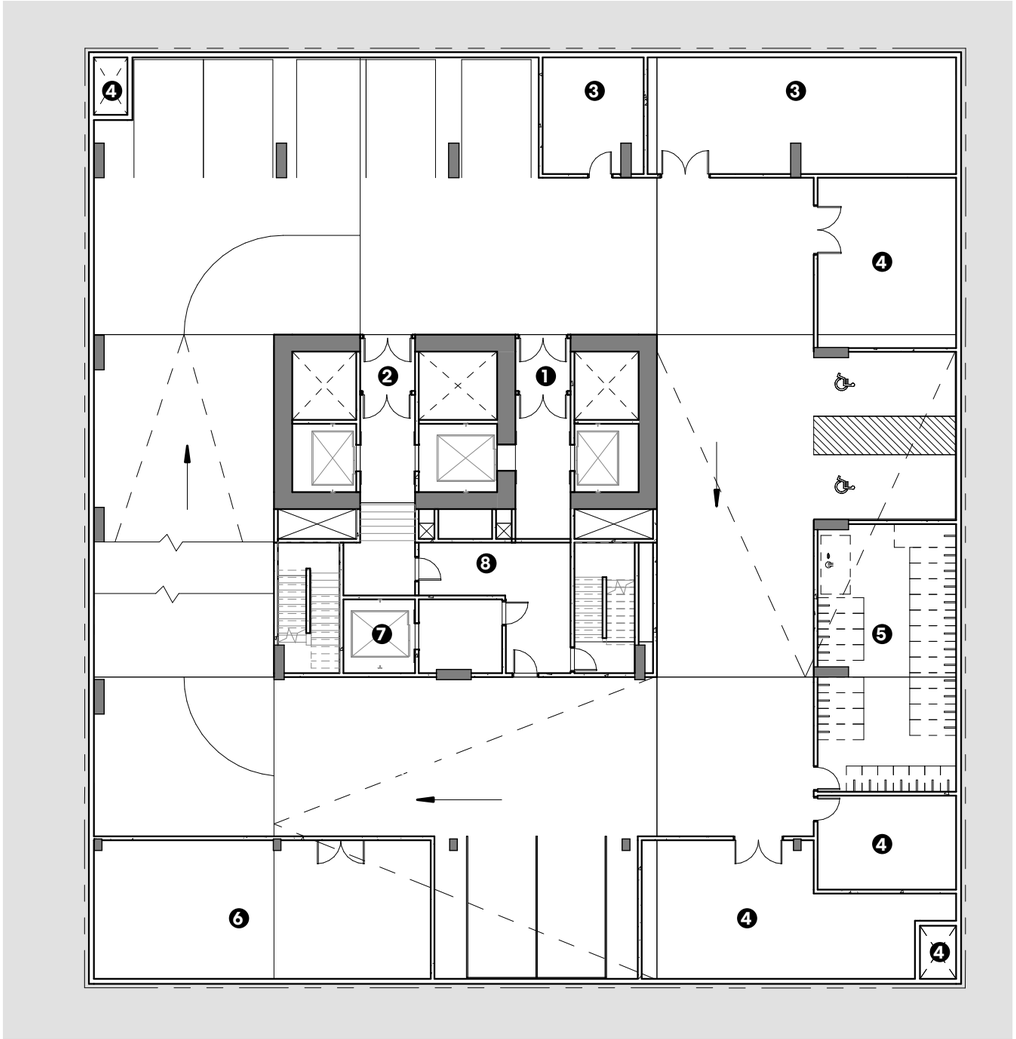
Level P1 Floor Plan

1. Hotel 1 Vestibule & Elevator Lobby
2. Hotel 2 Vestibule & Elevator Lobby
3. Electrical
4. Mechanical
5. Bike Room
6. Garbage Room
7. Service Elevator
8. Service Corridor

Parking stall count:

- Small - 5
- Accessible - 2
- Class A Loading - 2





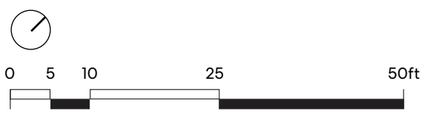
Architectural Plans

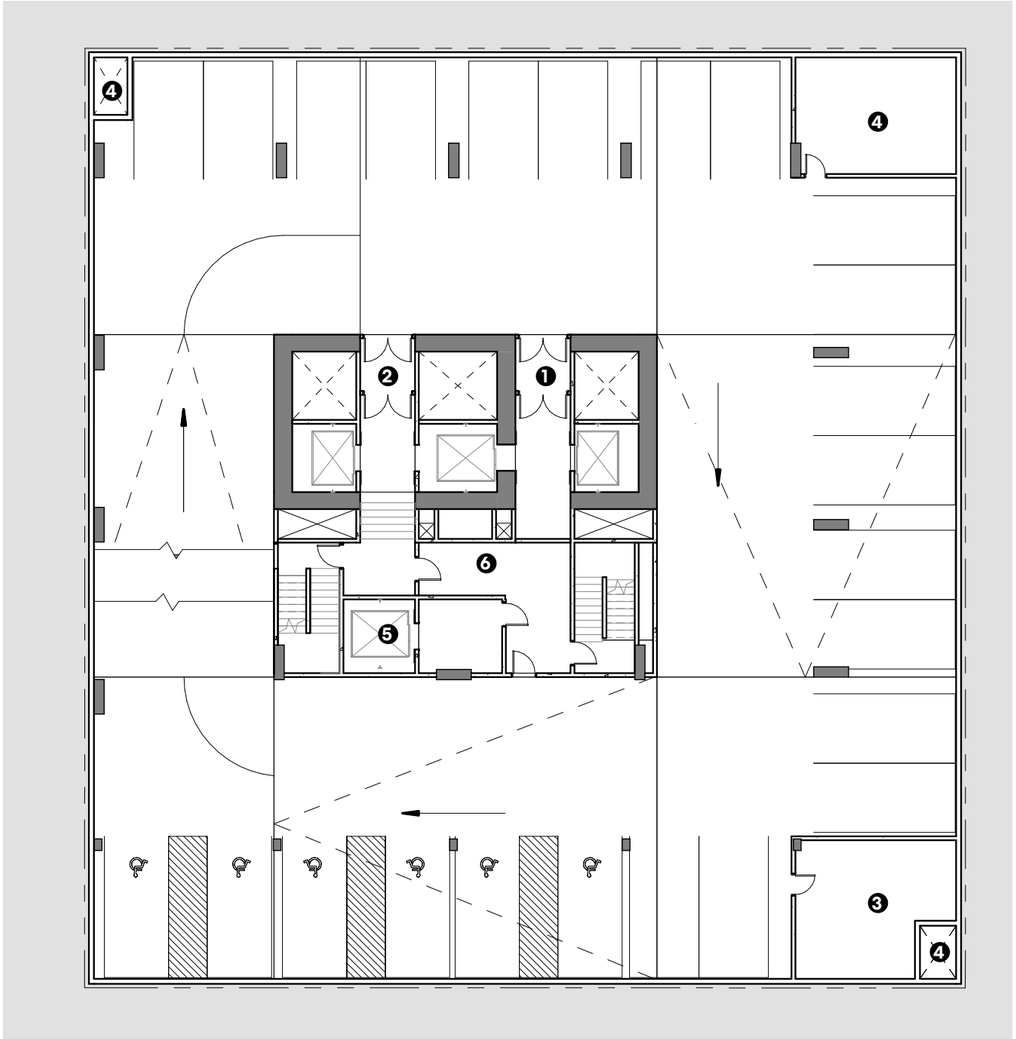
Level P2-P3 Floor Plan

1. Hotel 1 Vestibule & Elevator Lobby
2. Hotel 2 Vestibule & Elevator Lobby
3. Storage
4. Mechanical
5. Service Elevator
6. Service Corridor

Parking stall count:

- Small - 8
- Accessible - 6
- Standard - 10





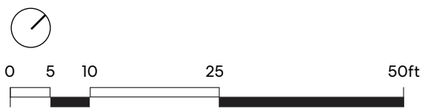
Architectural Plans

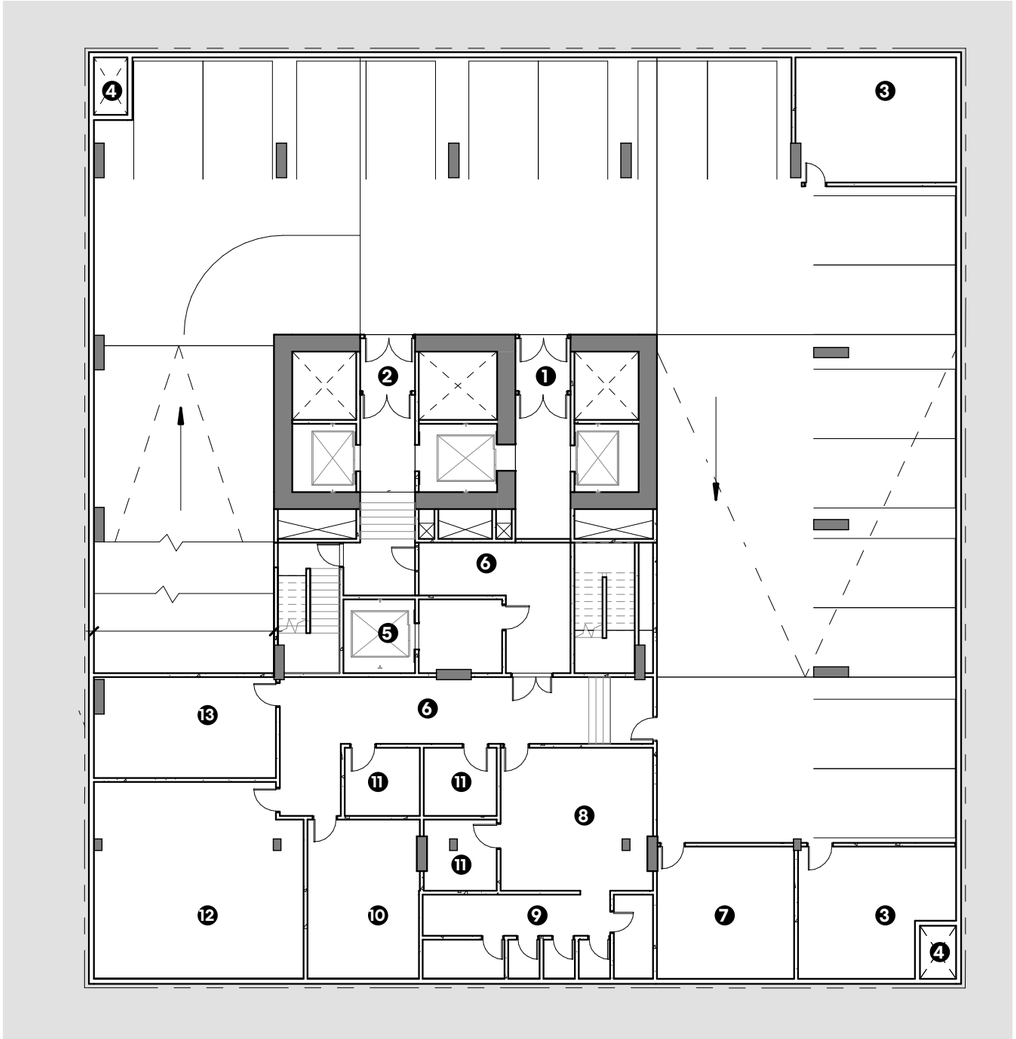
Level P4 Floor Plan

1. Hotel 1 Vestibule & Elevator Lobby
2. Hotel 2 Vestibule & Elevator Lobby
3. Storage
4. Mechanical
5. Service Elevator
6. Service Corridor
7. Engineering/Tool Storage
8. Break Room
9. End of Trip facilities
10. Housekeeping
11. Offices (3)
12. Laundry Room
13. Computer/Telecom

Parking stall count:

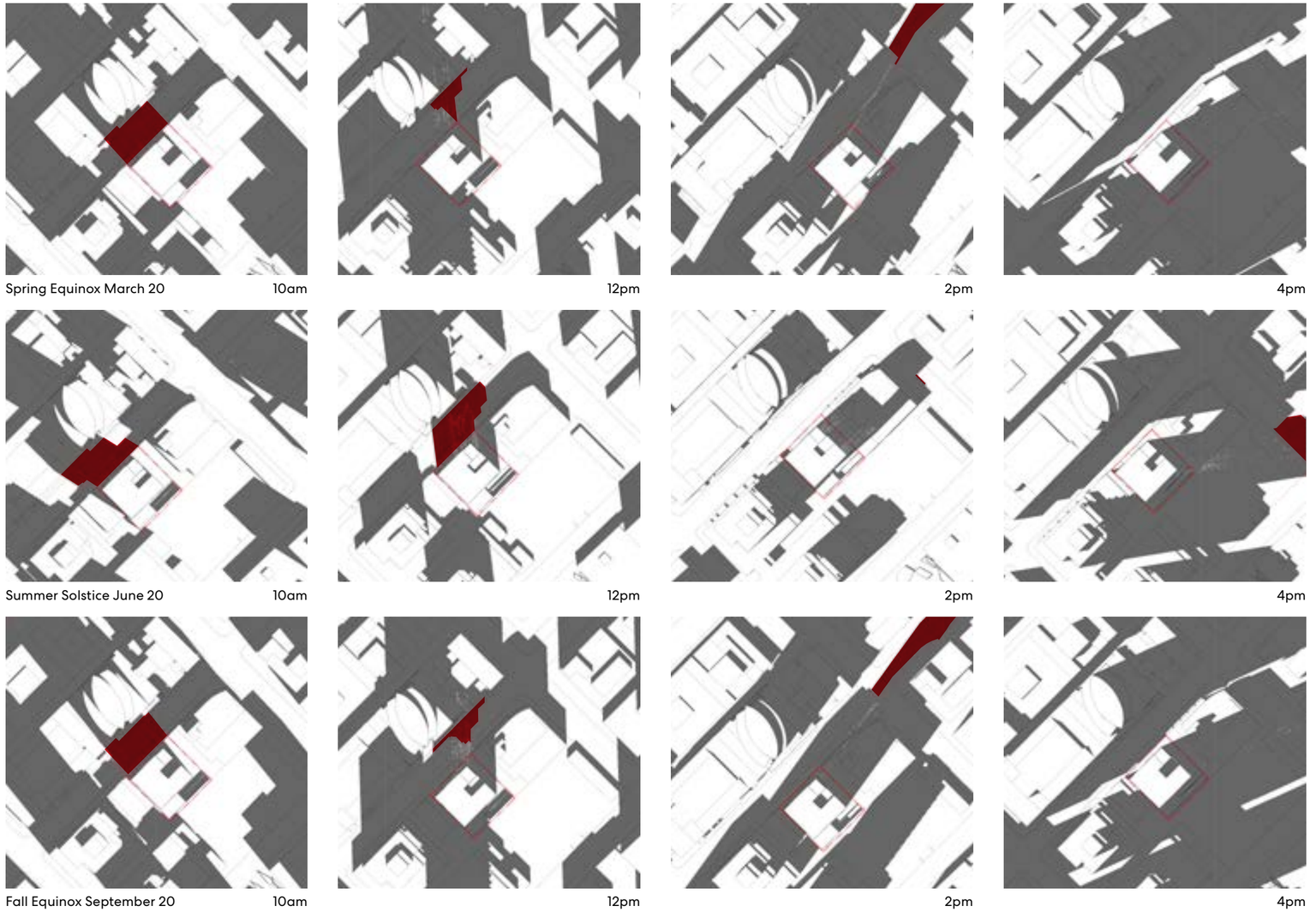
- Small - 5
- Standard - 8





Shadow Study

Shadows are shown between 10am and 4pm on the Spring Equinox, Summer Solstice, and Fall Equinox.



Legend

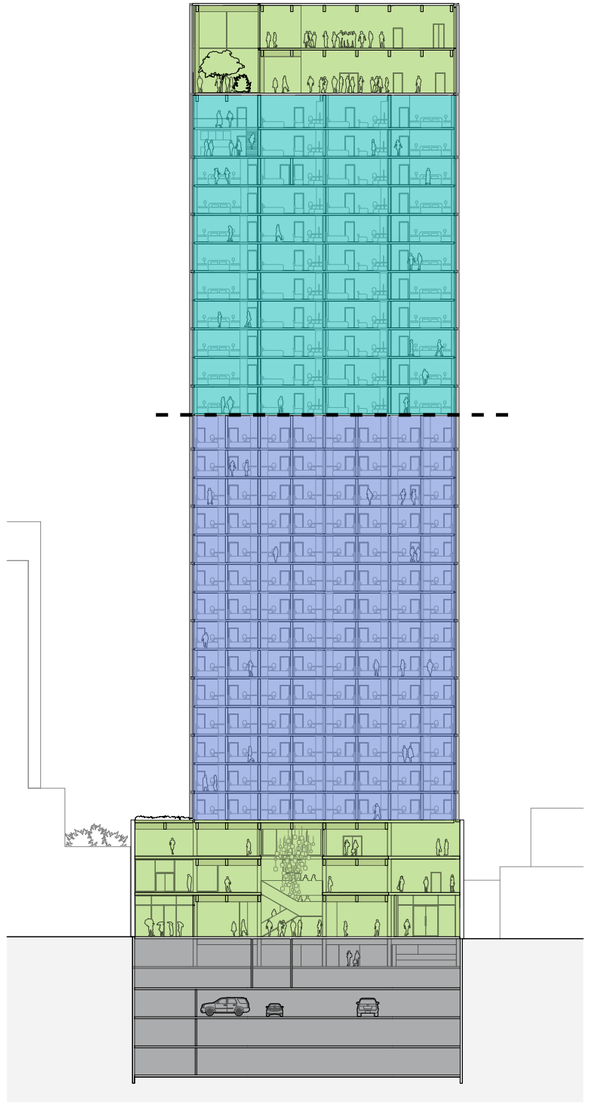
- Existing Shadows
- Site
- Additional Shadows from Proposed Building

Sections

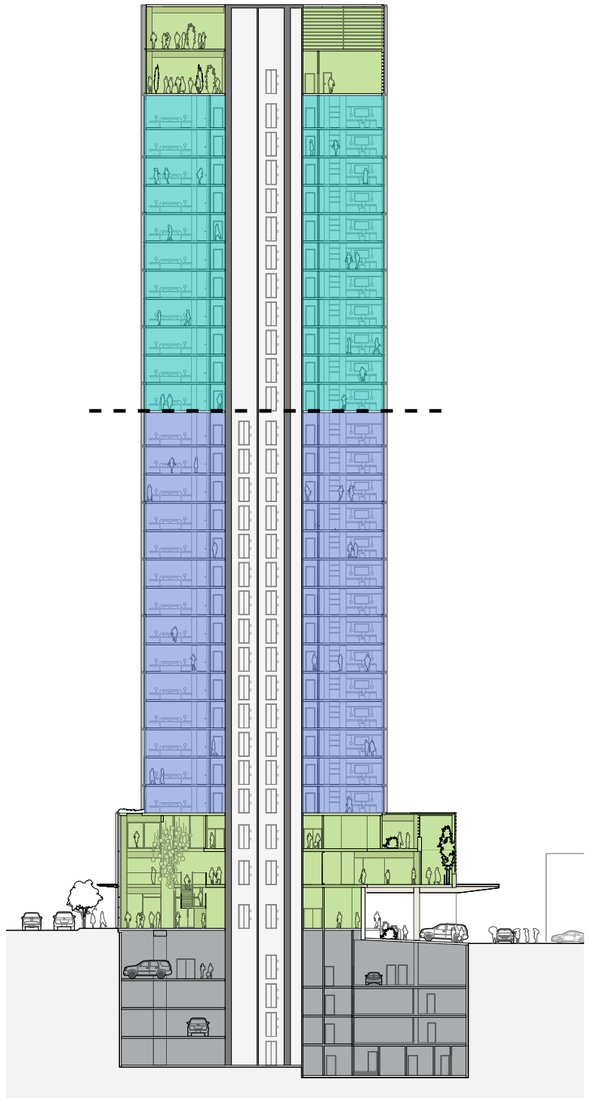
Legend

- Hotel 1
- Hotel 2
- Amenity
- Parkade

0 25 50 100ft

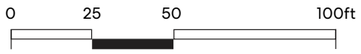


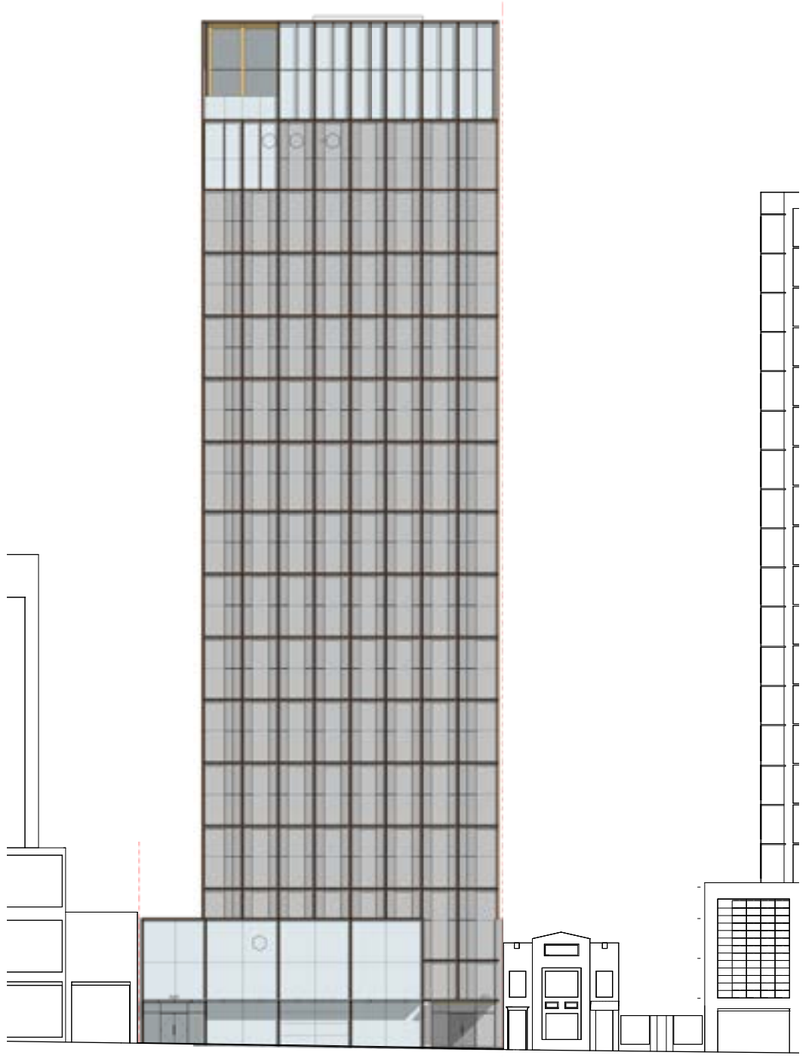
North/South



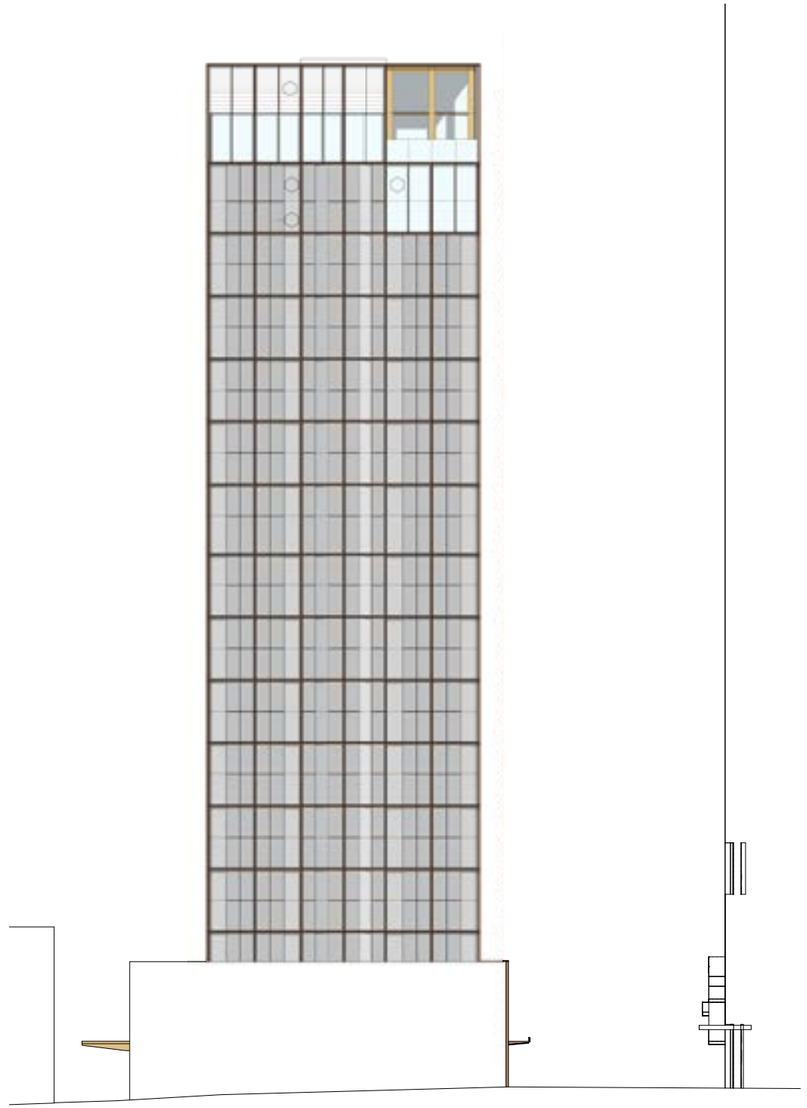
East / West

Elevations



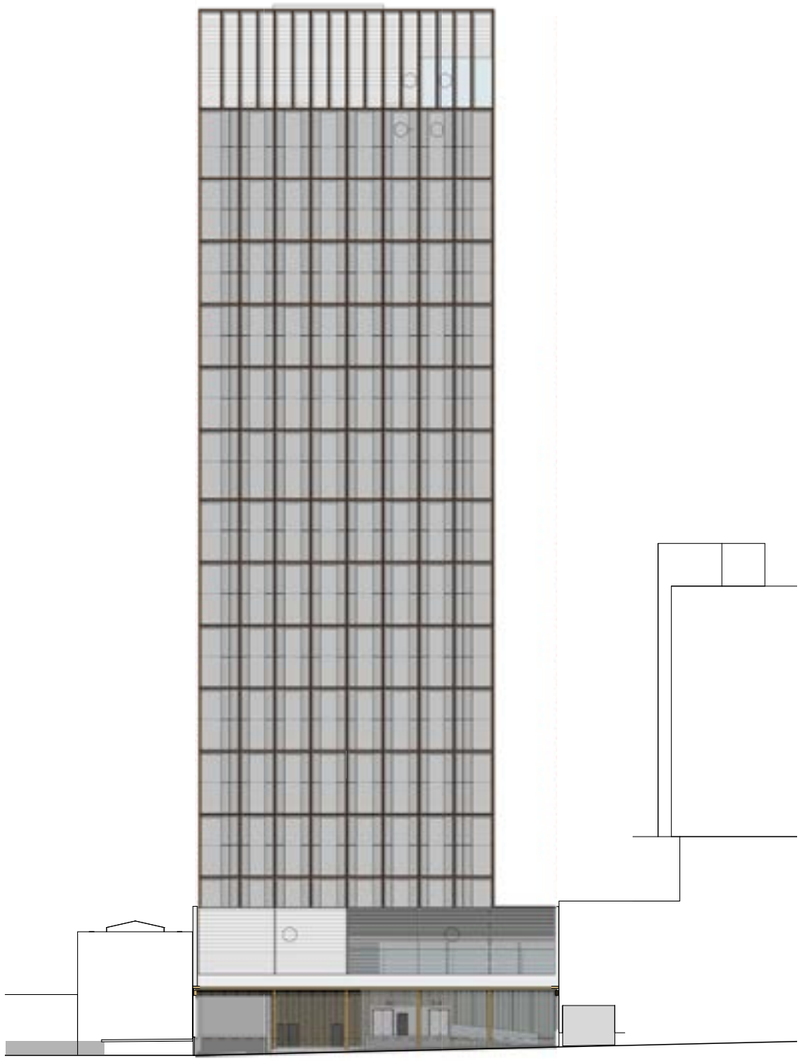


West

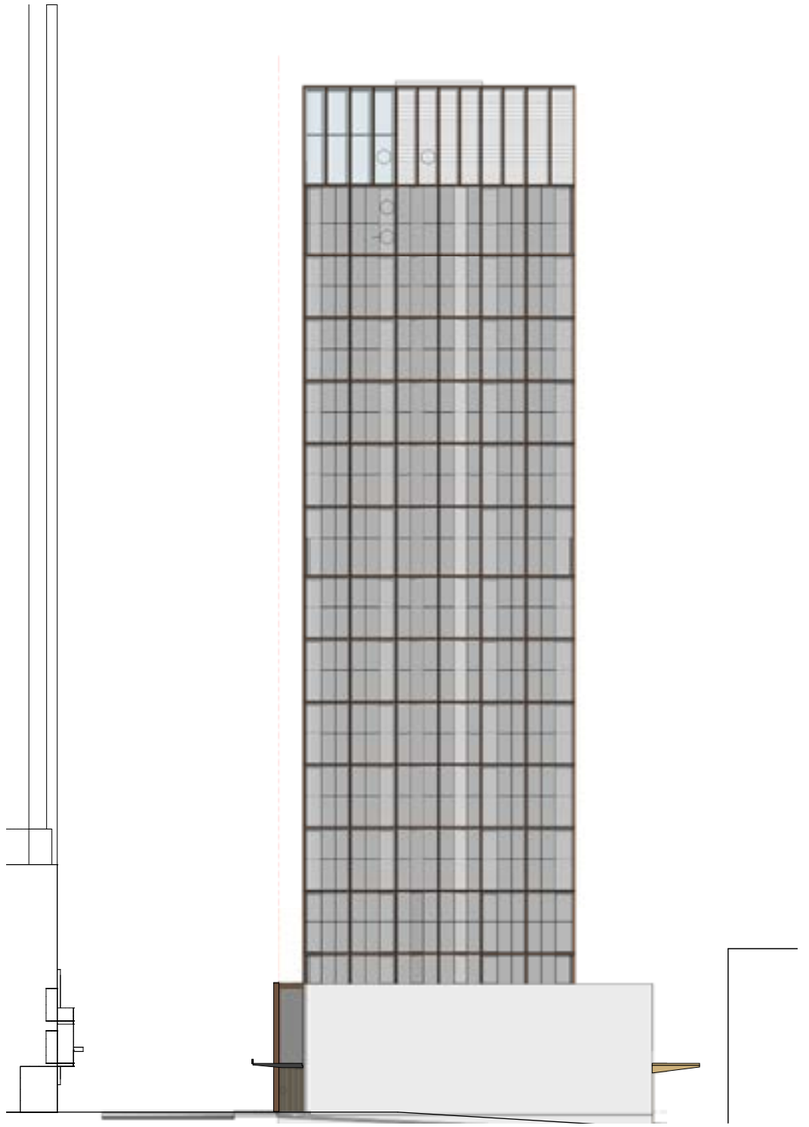


North

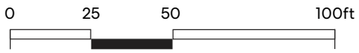
Elevations



East



South




848
850