



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: January 4, 2011  
Contact: Kent Munro  
Phone No.: 87135  
RTS No.: 09017  
VanRIMS No.: 08-2000-20  
Meeting Date: January 18, 2011

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Text Amendment: 2900 East Broadway (Broadway Tech Centre)

***RECOMMENDATION***

THAT the application by Bunting Coady Architects, to amend the density section of By-law No. 9693, CD-1 (470), for the Broadway Tech Centre at 2900 East Broadway, to remove restrictions on the amount of floor space allowed for General Office Use, be referred to a Public Hearing, together with:

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (ii) the recommendation of the Director of Planning to approve;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at Public Hearing.

***GENERAL MANAGER'S COMMENTS***

The General Manager of Community Services RECOMMENDS approval of the foregoing.

***COUNCIL POLICY***

Relevant Council Policies for this site include:

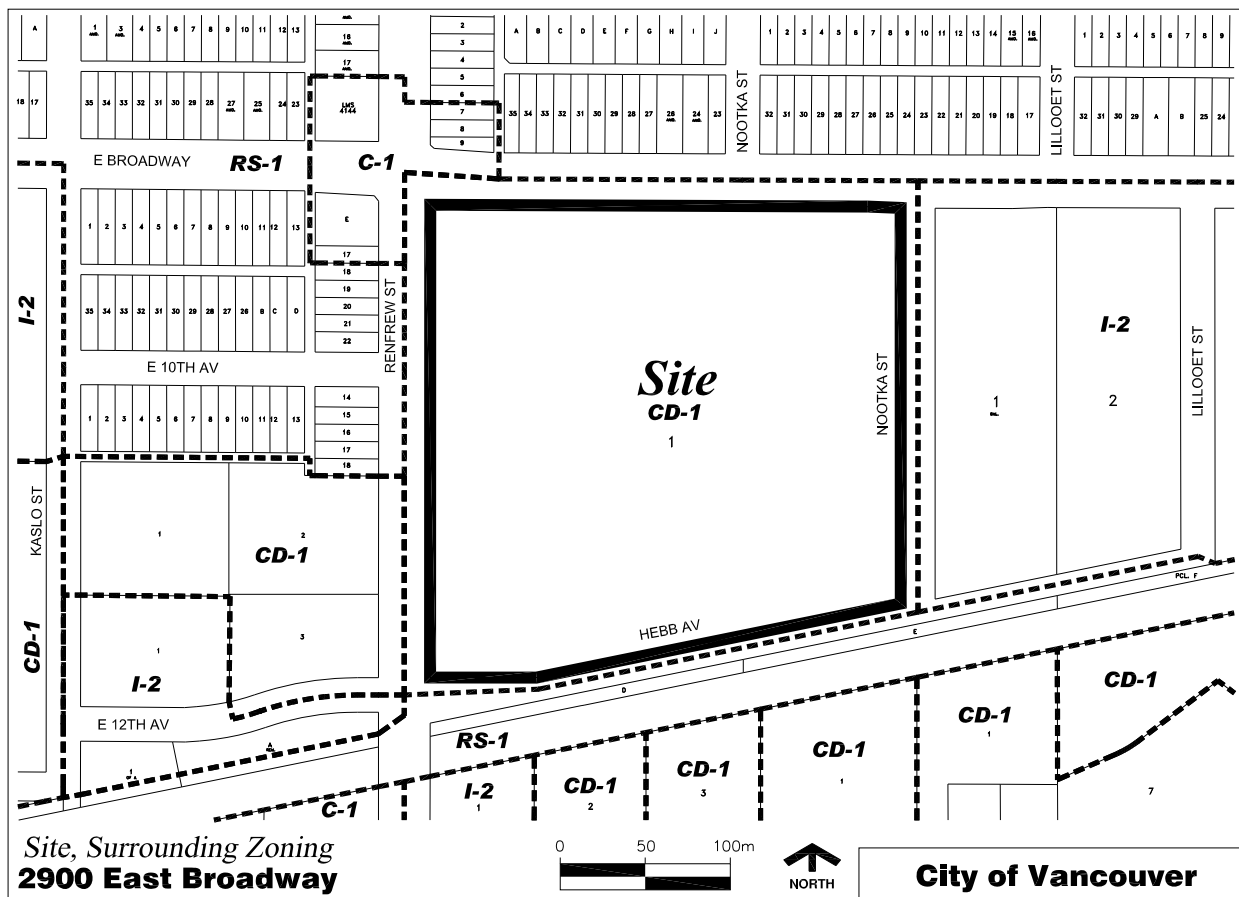
- Grandview Boundary Industrial Area (GBIA) Rezoning and Development Policies and Guidelines, adopted July 2002;

- Grandview Boundary Industrial Area Plan, adopted July 2002;
- I-3 District Schedule, enacted in July 1999;
- Industrial Land Policies, adopted in March 1995;
- Metro Core Jobs and Economy Land Use Plan, adopted in April 2009;
- False Creek Flats Rezoning Policy, adopted in April 2009; and
- Community Amenity Contributions - Through Rezoning, adopted June 24, 2003.

**PURPOSE AND SUMMARY**

This report assesses an application by Bunting Coady Architects to amend the CD-1 By-law for the Broadway Tech Centre at 2900 East Broadway, shown in Figure 1 below, to permit all the types of Office Uses listed in the by-law at up to 3.0 FSR. Office Uses, other than High-Tech Office Uses (Information Technology and Desktop Publishing), are currently limited to 1.0 FSR. Staff have reviewed the applicant’s submission and recommend that the draft by-law amendments proposed in Appendix A be referred to a public hearing and, subject to the public hearing, be approved.

**MAP**



## ***DISCUSSION***

**Site and Surrounding Zoning** – The Broadway Tech Centre is located on a 7.2 ha (17.8 ac.) parcel at 2900 East Broadway and is bounded by East Broadway to the north, Nootka Street to the east, Renfrew Street to the west and Hebb Avenue (an extension of 12th Avenue) to the south. The site is adjacent to the Millennium Line Renfrew SkyTrain Station, located on the southwest corner of Renfrew Street and 12th Avenue. The site has a variety of zoning districts adjacent to it, including I-2 Industrial to the east and south, RS-1 Single Family to the north and west, several CD-1 Comprehensive Development Districts to the west and south and a pocket of C-1 Commercial at the corner of Broadway and Renfrew Street. A new CD-1 district was also enacted on November 16, 2010 for a multi-phase office development at 2665 Renfrew Street, across the street from the subject site.

**Background** – The subject site was rezoned from I-2 Industrial to I-3 High-Technology Industrial in 1999. A development application for a multi-phase building proposal was subsequently approved under the I-3 District Schedule and several of the buildings were constructed as part of Phase One. However, the owner encountered difficulties in leasing to tenants who meet the High-Tech Office requirements of the I-3 zoning and, as a result development of Phase Two became stalled. A rezoning to CD-1 was sought in 2006 to relieve the site from the I-3 District's requirement that General Office floor space only be provided in conjunction with High-Tech Office floor space, at a ratio of 1 to 2. A CD-1 By-law was approved November 13, 2007 and enacted July 8, 2008 which allows stand-alone General Office Use up to 1.0 FSR of the total permitted 3.0 FSR. This CD-1 By-law was subsequently amended in September 2009 to include Financial Institution, Health Care Office and Health Enhancement Centre in the bundle of permitted non-High-Tech Office Uses.

**Policy Context** – Council's previous zoning decisions for this site have been consistent with the Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines which contemplate significant redevelopment in the vicinity of the Renfrew SkyTrain Station. The proposed changes currently under consideration go beyond what is contemplated in the existing policy. The changes are, however, consistent with the Metro Core Jobs and Economy Land Use Plan which anticipates that office development will occur outside the core. As well, the proposed changes are consistent with the False Creek Flats Rezoning Policy, adopted by Council in April 2009, which permits additional office uses in False Creek Flats, to provide opportunities to intensify employment near existing or potential rapid transit. As the site under consideration is in close proximity to the Renfrew SkyTrain Station and the Grandview Boundary Industrial Area has comparable zoning regulations and development potential as the False Creek Flats, it is reasonable for applicants and staff to look to the False Creek Flats Rezoning Policy for guidance on rezoning applications in advance of policy being formulated specifically for the Grandview Boundary Industrial Area. Such a policy is currently being drafted by staff and is expected to be brought before Council in the spring of 2011.

The policies noted above support the development of a variety of office uses near rapid transit stations in industrial-zoned areas. Phase One of the Broadway Tech Centre is within 500 m walking distance of the Renfrew SkyTrain Station and Phase Two is directly across the street from it. Therefore, staff conclude the proposed amendments to the CD-1 zoning for the Broadway Tech Centre are supportable.

**Use and Density** – No new uses are proposed, but non-High-Tech Office Uses, which are currently limited to 1.0 FSR, would be permitted to occupy up to 3.0 FSR. The amendment would not change the overall density limit in the current by-law. All uses, combined, would continue to be limited to an overall FSR of 3.0.

**Form of Development** – There are no changes proposed to the form of development previously approved by Council.

**Parking** – No changes to the parking and loading provisions of the CD-1 By-law are being sought.

**Public Input** – Due to the limited nature of the proposed change from High-Tech Office Use to General Office Use, public notification of the application was not deemed necessary. However, the usual newspaper notice of the Public Hearing will be provided.

**Community Amenity Contributions** – The City's Financing Growth Policy anticipates community amenity contributions (CAC) from rezoning applicants to mitigate the impacts of rezoning. Such offers are generally made feasible by the increase in land value which results from rezoning approval of additional height and/or floor area. In this instance, there is no additional floor area being requested over what could be developed under the existing CD-1 and Real Estate Services staff have concluded there is no increase in land value which might warrant a CAC offering. Staff note, however, that a childcare centre was offered and secured in the initial rezoning from I-3 to CD-1. This childcare facility will be provided as part of the upcoming phases of development. The proposed amendment is seen to increase the likelihood that these phases will get underway sooner.

### ***FINANCIAL IMPLICATIONS***

There are no financial implications with respect to the City's operating expenditures, fees or staffing.

### ***CONCLUSION***

Staff have reviewed the application to amend the CD-1 By-law for the Broadway Tech Centre to permit all the types of Office Uses listed in the by-law at up to 3.0 FSR, and conclude that it is consistent with the area policies and with the recent directions set by Council for office development near rapid transit. The Director of Planning recommends that the application be referred to a public hearing, together with the draft by-law amendment contained in Appendix A, and that, subject to the hearing, it be approved.

\* \* \* \* \*

2900 East Broadway

PROPOSED TEXT AMENDMENT  
CD-1 #470 (By-Law No. 9693)

[All additions are shown in *bold italics*. Deletions are shown in ~~strikeout~~.]

**Note:** A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- Amend Section 5, Density, as follows:

Density

- 5.3 ~~The floor space ratio for office uses must not exceed 1.0, except that the Development Permit Board or Director of Planning may permit a floor space ratio for information technology or desktop publishing offices not to exceed 3.0 if the Development Permit Board or Director of Planning first considers: [9927; 09-09-22]~~
- ~~(a) all applicable policies and guidelines adopted by Council, and the relationship of the development to any nearby residential uses;~~
  - ~~(b) the height, bulk, location, and overall design of the building and its effect on the site, surrounding buildings, and streets; and~~
  - ~~(c) the provision of roads and bikes and pedestrian connections as outlined in plans and policies adopted by Council.~~
- Renumber sections 5.4 to 5.11 as 5.3 to 5.10, accordingly.

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