

CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: June 28, 2007
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Meeting Date: July 24, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 2900 East Broadway (Broadway Tech Centre)

RECOMMENDATION

A. THAT the application by Tom Bunting of Bunting Coady Architects, to rezone 2900 East Broadway (Lot 1, except Part in Plan LMP49647, Section 36, Town of Hastings Suburban Lands, Plan LMP44003) from I-3 Industrial District to CD-1 Comprehensive Development District, to allow for 1.0 FSR General Office Use and 2 000 m² of Retail Use, be referred to a Public Hearing, together with:

- (i) plans received June 29, 2006;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT a consequential amendment be made to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" (I-3), generally as presented in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as presented in Appendix B;

AND FURTHER THAT the by-laws be referred to the same Public Hearing as required for Recommendation A.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Grandview Boundary Industrial Area (GBIA) Rezoning and Development Policies and Guidelines, adopted by Council on July 25, 2002.
- Grandview Boundary Industrial Area Plan, adopted by Council on July 25, 2002.
- I-3 District Schedule, enacted July, 1999.
- Industrial Land Policies, adopted March, 1995.
- Community Amenity Contributions - Through Rezoning, adopted by Council on June 24, 2003, which applies to all private rezoning applications received as of February 1, 2004, and provides funds for additional community amenities needed for new residents.

PURPOSE AND SUMMARY

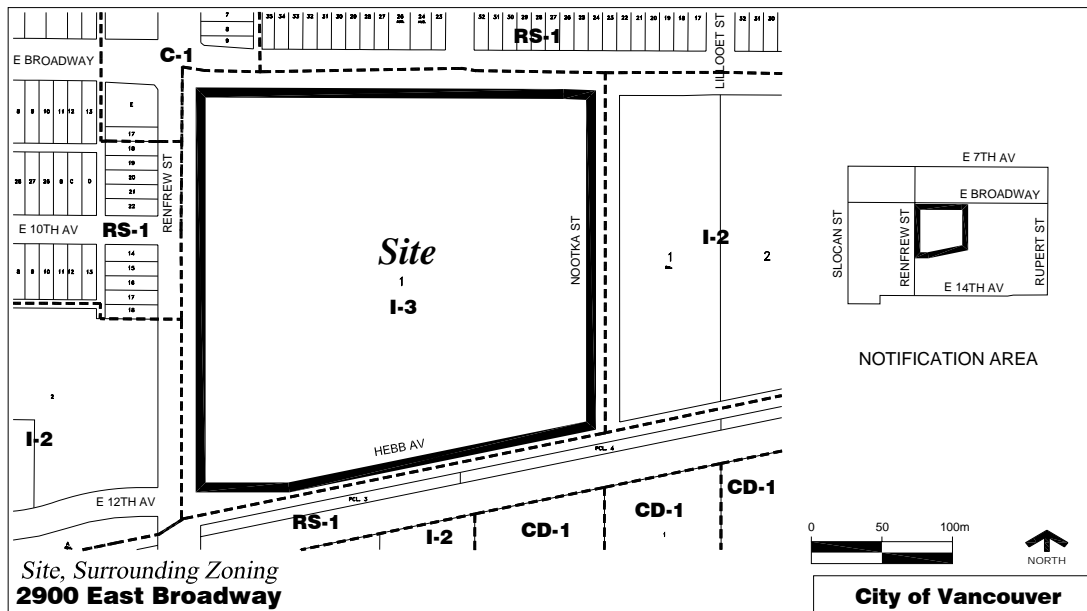
This report assesses an application to rezone the site at 2900 East Broadway from I-3 Industrial District to CD-1 Comprehensive Development District to:

- increase the maximum permitted floor area for General Office Use from 33.33 percent of the total developed floor area to 1.0 FSR (floor space ratio); and
- increase the maximum permitted floor area for Retail Use from 1 000 m² (10,763.9 sq. ft.) to 2 000 m² (21,527.8 sq. ft.);
- provide for a 700 m² (7,534.7 sq. ft.) restaurant to be located in the southwest corner of the site; and
- retain other provisions of the I-3 District Schedule in the CD-1 including permitted land uses and maximum permitted height.

The applicant states that the requested zoning changes would respond to market demand for General Office space and complete the second phase of the Broadway Tech Centre which has been stalled for several years. Phase II would involve the conversion and re-use of the former Eaton's warehouse creating an environmental benefit, and better utilization of the adjacent Skytrain station through the provision of additional employment opportunities at the Broadway Tech Centre.

In November, 2006 staff reported this CD-1 application to Council for advice, noting a similar proposal involving all I-3 zoned lands was refused by Council in November 2004. Council instructed staff to continue processing the CD-1 application.

Staff recommend that the CD-1 application be referred to a Public Hearing and approved, subject to conditions.



DISCUSSION

Background: In March, 1995 City Council adopted the Industrial Lands Policies which seeks to retain most of the city's existing industrial land base for industry and service businesses in order to meet the needs of the city-serving, city-oriented and port/river-related industry. Council also approved a work program for updating industrial district schedules to reflect the needs of contemporary industry and service businesses.

In July, 1999 Council enacted the I-3 zoning district schedule to permit high-technology industry and businesses with significant research and development activity, such as software developers, and biotechnology companies. Such firms generally have space requirements and worker densities similar to conventional office uses. To encourage transit use and ease traffic impacts, only industrial sites well served by rapid transit are considered suitable for I-3 zoning. Two properties have developed under I-3 zoning: "Vantech Centre" on Terminal Avenue and "Broadway Tech Centre" on the subject site.

In November, 2004 to provide more flexibility in the I-3 zone for uses that provide business support or back office services, the Director of Planning initiated a text amendment to the I-3 zoning recommending an increase in the amount of General Office Use from 33.33 percent of the total developed floor area to 1.0 FSR of the total allowable 3.0 FSR in the I-3 zone. Council chose not to refer the item to a Public Hearing citing concerns for impacts on other current and future sites zoned I-3 and additional incremental impacts on the supply of space for industrial uses.

In June, 2006 a CD-1 rezoning application was received proposing to increase the amount of General Office Use from 33.33 percent of the total developed floor area to 1.0 FSR and increase the amount of Retail Use from 1 000 m² (10,763.9 sq. ft.) to 2 000 m² (21,527.8 sq. ft.). In November, 2006 staff sought Council direction on whether to continue processing the application or refuse it. Council instructed staff to continue processing the

application. This application is similar to the proposal considered by Council in November 2006.

Land Use and Density: The site, which is located in the Grandview Boundary Industrial area, is zoned I-3 Industrial District. The intent of the I-3 zoning is to permit high technology and related industry with a significant amount of research and development activity. It also permits light industrial uses that are generally compatible with high technology and other industrial uses, and with adjoining residential or commercial districts.

The I-3 zoning permits a maximum density of 3.0 FSR and allows for a variety of development opportunities. The site could accommodate a development, consisting of one or more buildings, all of which are used entirely for industrial uses, or entirely for General Office Use limited to information technology and desktop publishing.

The I-3 zoning also provides for mixed-use developments, up to a maximum density of 3.0 FSR, provided up to a density of 2.0 FSR accommodates a range of industrial uses, and 1.0 FSR for a range of non-industrial uses combined. Within the maximum density of 1.0 FSR for non-industrial uses, there are specific limits for General Office Use and Retail Use. General Office Use is limited to 33.33 percent of total developed floor area and Retail Use has a maximum of 1 000 m² for Retail Uses. General Office Use in I-3 and other industrial districts does not include the offices of accountants, lawyers and notary publics, or the offices of real estate, advertising, insurance, travel and ticket agencies.

Request for Additional General Office Use: Broadway Tech Centre has about 111 483.4 m² (1.2 million sq. ft.) of approved floor area accommodated in Phase I and II (refer to Appendix F for additional details). Of this amount, approximately 14 444.3 m² (160,492 sq. ft.) is approved for General Office floor area.

The applicant advises that in recent years the high technology sector has not grown as had been expected, while demand has increased for other office uses including call centres. It has not been possible to attract a sufficient number of tenants which qualify as "Information Technology" uses under the I-3 zoning to construct Phase II of the Broadway Tech Centre development. To address this issue and enable the development to proceed, the rezoning application proposes to increase the amount of General Office floor area to 70 606.3 m² (760,000 sq. ft.) or 1.0 FSR.

Staff support the applicant's approach. The Broadway Tech Centre is a suitable location for employee intensive uses because it is well served by rapid transit, through proximity to the Renfrew Skytrain Station, which helps to reduce automobile dependency. With an increase in maximum General Office floor area, the applicant states that the development can be completed resulting in better utilization of the adjacent transit station and also the remainder of the vacant Eaton's warehouse space could be converted and re-used, providing a further environmental benefit.

Request for Additional Retail Use: The applicant has also requested that the CD-1 by-law provide for 2 000 m² (21,527.8 sq. ft.) of Retail Use. The intent is to provide a retail node at the southwest corner (Renfrew Street and Hebb Avenue) of the site which would provide on-site amenities, services and recreational opportunities for the employee base at the Broadway Tech Centre.

Staff support this approach on the basis that the CD-1 By-law allows for a maximum of 186 m² (2,000 sq. ft.) for individual retail tenancies to ensure that there is no single large retail store at this location. This is consistent with a City objective in the Grandview Boundary Industrial Area (GBIA) policies and guidelines to encourage small-scale retail and service uses to locate near transit stations to create a safe and more vibrant pedestrian environment. Increasing the overall allowable retail space by a relatively small amount will help achieve this objective for the Renfrew Skytrain Station area.

Request for a Larger Restaurant Floor Area: The applicant is also requesting that the CD-1 By-law provide for the opportunity to accommodate one large restaurant [700 m² (7,534.7 sq. ft.)] on the Broadway Tech Centre site.

The I-3 zoning currently allows for restaurants to occur anywhere on the Broadway Tech Centre site provided the total floor area for any one restaurant does not exceed 300 m² (3,229.2 sq. ft.) Other than a staff cafeteria, there are no restaurants on the Broadway Tech Centre site and employees who wish an alternate eating experience presently have to drive to other locations for lunch or dinner.

Staff support one large restaurant at the southwest corner of the site close to the Renfrew Skytrain Station. A restaurant at this location will help to enliven the area, and provide an alternative for Broadway Tech employees and other area workers seeking access to an eating establishment without the need to drive to it. In addition to the one large restaurant, the CD-1 By-law will still enable smaller restaurants on the site.

The addition of a larger restaurant and retail uses will assist in providing a complete employment campus experience, foster a workplace culture, socialization and identity as sought by the younger, high-tech employee. Furthermore, the uses would help to populate and animate the south facing plazas and terraces designed to architecturally announce the primary pedestrian entry to the Broadway Tech Centre and support City goals for the station area.

Parking, Loading and Bicycle Spaces: Given the proximity of the site to the Renfrew Skytrain Station, the Broadway Tech Centre has a variable parking standard which requires that the site, when completely developed, provide at least 1,835 parking spaces and a maximum of 2,797 parking spaces. For Phase I, which is nearing completion, there are 1,197 parking spaces, 54 loading spaces and 82 bicycle spaces. These requirements will be reviewed when a development application is submitted for a proposed change of use for the buildings in Phase II.

Staff recommend that the proposed CD-1 By-law state a requirement that parking, loading and bicycle parking be provided and maintained in accordance with the provisions of the Parking By-law, including the provisions for exemption, relaxation and shared-use reduction.

Form of Development: The redevelopment plans for the Broadway Tech Centre consist of two phases (refer to page 1 of Appendix E).

Under the existing I-3 zoning, various development permits have been issued. On January 27, 2000 a development permit (DE404398) was issued for Phase I. It consists of a general office (but limited to information technology use) complex comprising three new buildings along East Broadway. Buildings 2 and 3 are built, and Building 1 is now under

construction at the northwest corner of the site (East Broadway and Renfrew Street). Other development permits have also been issued to allow for minor changes of use and the conversion of a portion of the former Eaton's warehouse to accommodate the Bell Carrier Call Centre.

Phase II will consist of a general office (but limited to information technology) complex consisting of four, three-storey buildings located atop the former warehouse building. Preliminary development permit (DE405963) approval was granted on May 23, 2001, however the development permit has yet to be issued pending the outcome of this CD-1 rezoning application.

Excerpts of these plans have been selected to represent the form of development and will be posted at Public Hearing, should Council refer the application to Hearing as recommended in this report. Illustrative excerpts of these plans are attached as Appendix E.

Council-adopted Guidelines: In assessing development applications in the Grandview Boundary Industrial Area, staff are guided by existing Council-adopted policies and guidelines.

Both the Mini-Storage Warehouse Guidelines and the Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines will need to be amended when the CD-1 By-law comes forward for enactment. This will include a reference to the Broadway Tech site at the beginning of the documents under the Application and Intent section, to guide staff in the assessment of any future redevelopment proposals for the site (refer to Appendix C - condition (a)(i) and (ii)). Staff support these concurrent amendments.

COMMUNITY AMENITY CONTRIBUTION (CAC)

Normally, the City would anticipate being offered a Community Amenity Contribution (CAC) in the rezoning of a large site, or an industrial site, to a non-industrial use so as to mitigate the impacts of rezoning. In the present case, rezoning approval would not increase development density but only broaden the range of uses which can be permitted. An increased proportion of floor area in General Office and Retail uses is expected to have limited impact on the surrounding area.

The property owner is offering to provide a fully fitted, finished and furnished 37-space child day care facility for toddlers and three-to-five year old children, at no cost to the City. The offer includes assurance that operating costs of the facility over and above those covered by parent fees, and government subsidies, will also be covered by the property owner.

Acknowledging that there is a significant priority need for additional child day care in the community, this amenity is a desirable public benefit of this rezoning. The property owner recognizes that provision of a child day care facility, much needed in the area, will also benefit employees of businesses in the proposed development, making it more attractive.

Social Planning staff are supportive of this approach, and recommend that such a facility be accepted, noting that the facility will need to satisfy provincial licensing requirements and the City's Childcare Design Guidelines. The Director of Real Estate Services has reviewed the proposal and its potential benefits for the applicant and concludes that the offer of a child day care facility is reasonable in the circumstance.

Staff, therefore, recommend that Child Day Care Facility be listed as a permitted use in the CD-1 By-law, and that it be excluded from FSR calculations. Also recommended is a condition of rezoning approval to include a legal agreement for the provision of the proposed facility (Refer to Appendix C - condition (c) (vii)).

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff support the rezoning because the amendments would be site specific to the Broadway Tech Centre, noting the following site specific public benefits would result:

- an increase of employment immediately adjacent to the Renfrew Skytrain Station on the Millenium Skytrain line;
- the provision of additional retail/service space at the southwest corner of the site to help enliven the station area supporting the Grandview Boundary Industrial Area (GBIA) Plan objectives; and
- the environmental benefits of re-using an existing warehouse and parking garage.

The Director of Planning recommends that this application be referred to a Public Hearing and be approved, subject to the proposed conditions of approval presented in Appendix C, along with a consequential amendment to the Sign By-law.

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DRAFT CD-1 BY-LAW PROVISIONS

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

Definitions

“Information Technology” means the development or production of computer software, and the design or research of computer, electrical, electronic or communications equipment, and similar products.

“Desktop Publishing” means the creation of page layouts with text, graphics, photos and other visual elements using computer software.

Uses

- Cultural and Recreational Uses, limited to:
 - Artist Studio - Class B
 - Personal Training Centre
 - Fitness Centre
 - Park or Playground

- Institutional Uses, limited to:
 - Ambulance Station
 - Child Day Care Facility
 - Public Authority Use
 - School - Elementary or Secondary
 - School - University or College
 - Social Service Centre

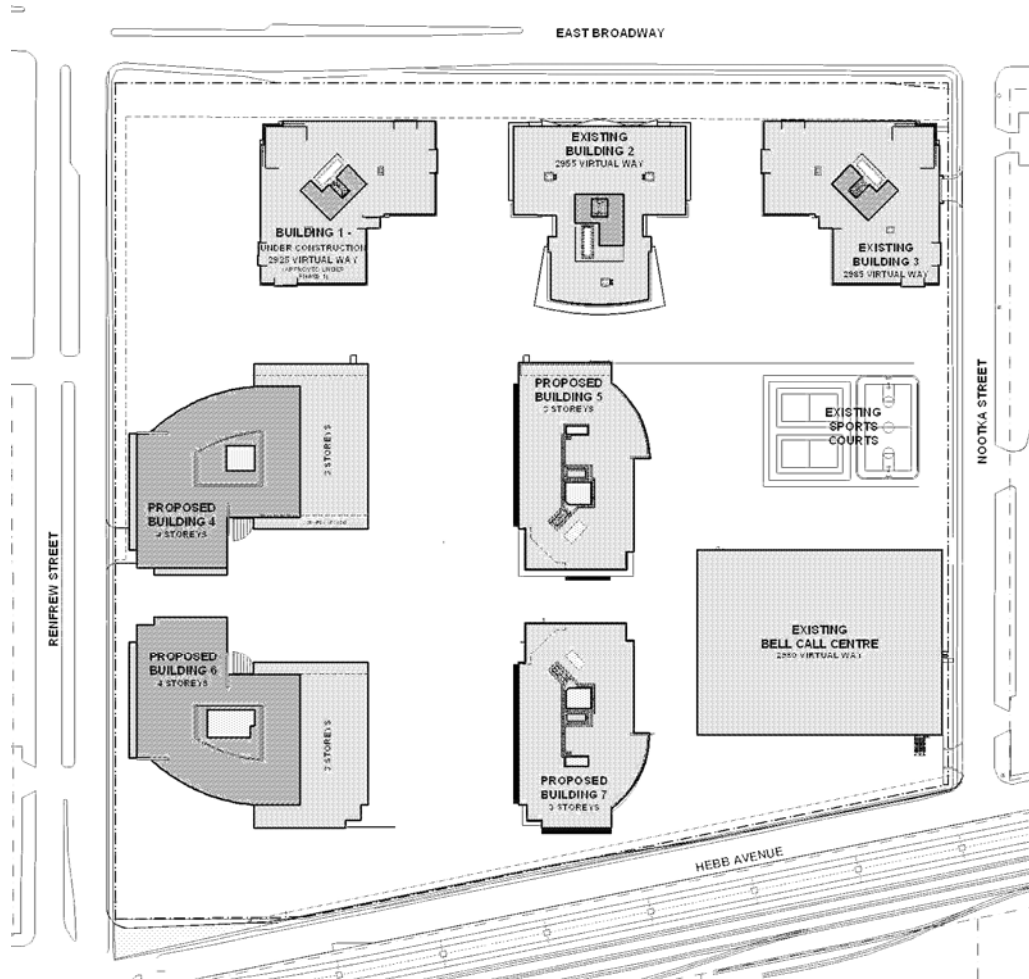
- Manufacturing Uses, limited to:
 - Bakery Products Manufacturing
 - Clothing Manufacturing
 - Electrical Products or Appliance Manufacturing
 - Food or Beverage Products Manufacturing - Class B
 - Furniture or Fixtures Manufacturing
 - Jewellery Manufacturing
 - Leather Products Manufacturing
 - Machinery or Equipment Manufacturing
 - Miscellaneous Products Manufacturing - Class B
 - Non-metallic Mineral Products Manufacturing - Class B
 - Paper Products Manufacturing
 - Plastic Products Manufacturing
 - Printing or Publishing
 - Shoes or Boots Manufacturing
 - Software Manufacturing

- Textiles or Knit Goods Manufacturing
- Office Uses, limited to:
 - General Office, but not including offices of accountants, lawyers, notaries public and real estate, advertising, insurance, travel or ticket agencies.
- Parking Uses
- Retail Uses, limited to:
 - Limited Service Food Establishment
 - Retail Store
- Service Uses, limited to:
 - Animal Clinic
 - Barber Shop or Beauty Salon
 - Beauty and Wellness Centre
 - Catering Establishment
 - Laboratory
 - Laundry or Cleaning Plant
 - Photofinishing or Photography Studio
 - Photofinishing or Photography Laboratory
 - Production or Rehearsal Studio
 - Print Shop
 - Repair Shop - Class A
 - Repair Shop - Class B
 - Restaurant - Class 1
 - School - Arts or Self-Improvement
 - School - Business
 - School - Vocational or Trade
 - Sign Painting Shop
 - Work Shop
- Transportation and Storage Uses, limited to:
 - Cold Storage Plant
 - Mini-storage Warehouse
 - Packaging Plant
 - Storage Warehouse
- Utility and Communication Uses, limited to:
 - Public Utility
 - Radiocommunication Station
- Wholesale Uses, limited to:
 - Wholesaling - Class A
 - Wholesaling - Class B
- Accessory Uses customarily ancillary to the above uses.

Conditions of Use

- retail uses must only be located in the southwest corner of Building 6 as shown in Figure 1
- animal clinic, barber shop or beauty salon, beauty and wellness centre, catering establishment, photofinishing or photography studio, repair shop - class A, repair shop - class B, sign painting shop must only be located in the southwest corner of Building 6 as shown in Figure 1.

Figure 1.



Density

- the floor space ratio for:
 - (a) all uses combined must not exceed 3.0;
 - (b) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, laboratories, photofinishing or photography laboratories, production or rehearsal studios, work shops and parking uses must not exceed 3.0;
 - (c) general office uses must not exceed 1.0 FSR, except that for information and desktop publishing uses, the Development Permit Board or the Director of Planning may permit a floor space ratio not to exceed 3.0 if the Development Permit Board or the Director of Planning first considers:
 - (i) all applicable policies and guidelines adopted by Council, and the relationship of the development to any nearby residential use;
 - (ii) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, and streets; and
 - (iii) the provision of roads and bikes and pedestrian connections as outlined in plans and policies adopted by Council.
 - (d) all cultural and recreational uses, institutional uses, animal clinics, barber shops or beauty salons, beauty and wellness centres, catering establishments, laundry or cleaning plants, motor vehicle wash, photofinishing or photography studios, print shops, repair shops - class A, repair shops - class B, restaurants - class 1, schools - arts or self-improvement, schools - business, schools - vocational or trade and sign painting shops combined must not exceed 1.0 FSR;
- all retail uses, including accessory retail, must not exceed 2 000 m²;
- the floor area in Retail Store must not exceed 186 m²;
- the floor area in Beauty and Wellness Centre must not exceed 200 m²;
- the floor area in Restaurant - Class 1 must not exceed 300 m², except for one Restaurant - Class 1 not to exceed 700 m² and be located in the southwest corner of Building 6 as shown in Figure 1.
- for the purposes of FSR calculation, site area is deemed to be 72 126 m², being the site size at the time application for rezoning, prior to any dedications.

FSR Inclusions

Computation of floor space ratio must include:

- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

FSR Exclusions

Computation of floor space ratio must exclude:

- where floors are used for off-street parking and loading, the taking on or discharging of passenger, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the based surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
 - the total area being excluded shall not exceed 20 percent of the permitted floor space; and
 - in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood.
- where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Board:

- unenclosed outdoor areas at grade underneath building overhangs or covered walkways between buildings if the Director of Planning first approves the design of any overhang or covered walkway.

Height

- the building height, measured above base surface, must not exceed 18.3 m;
- the Director of Planning or Development Permit Board may allow an increase in the height of a building to a height not exceeding 30.5 m, measured above the base surface, if the Director of Planning or Development Permit Board first considers:
 - all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
 - the submission of any advisory group, property owners, or tenant; and
 - the effect on development in nearby residential districts of building height, bulk and siting on:

- daylight access, meaning that there is no shadow impact at 10 a.m., noon, and 2 p.m. on September 21st and March 21st, and
- visual privacy, meaning the separation of building facades by at least 24.4 m.

Parking, Loading and Bicycle Spaces

- Parking, loading and bicycle spaces are to be provided and maintained in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, except that:
 - for every manufacturing use, office use, laboratory, production or rehearsal studio, utility and communication use, transportation and storage use, wholesale use and work shop, there must be at least 1 parking space for each 57.5 m² of gross floor area, and no more than 1 parking space for each 37 m² of gross floor area;
 - for every retail use, there must be at least 1 parking space for each 100 m² of gross floor area up to 300 m² of gross floor area, then 1 space for each additional 20 m² of gross floor area, subject to a maximum number of spaces 20 percent greater than the minimum calculated using this clause;
 - for every restaurant, there must be at least 1 parking space for each 50 m² of gross floor area up to 100 m² of gross floor area, then 1 space for each additional 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, then 1 space for each 20 m² over 500 m², subject to a maximum number of 20 percent greater than the minimum calculated using this clause;
 - for a child day care facility, parking spaces and passenger loading spaces shall be provided as determined by the Director of Planning, in consultation with the General Manager of Engineering Services and the Director of Social Planning.

DRAFT AMENDMENTS TO SIGN BY-LAW NO. 6510

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting:

Schedule E

- amend Schedule E by adding 2900 East Broadway and assigning regulations in accordance with Schedule B (I-3).

DRAFT AMENDMENTS TO PARKING BY-LAW NO. 6059

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting:

- delete Section 4.2.6.5 of the Parking By-law as follows:

4.2.6.5	Manufacturing Uses; Office Uses; Laboratory; Production or Rehearsal Studio; Utility and Communication Uses; Transportation and Storage Uses; Wholesale Uses; Work Shop; in that portion of the I-3 district located as follows: 2950 East Broadway	A minimum of one space for each 57.5 square metres of gross floor area and a maximum of one space for each 37 square metres of gross floor area.
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PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

AMENDMENT OF GUIDELINES

- (a) THAT, if approved at Public Hearing, the by-law be accompanied at the time of enactment by:
 - (i) the Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines to be amended to include a reference to the CD-1 for 2900 East Broadway by resolution of Council;
 - (ii) the Mini-Storage Warehouse Guidelines to be amended to include a reference to the CD-1 for 2900 East Broadway by resolution of Council.

FORM OF DEVELOPMENT

- (a) THAT the existing form of development for Phase I be approved by Council in principle, generally as shown in development permit (DE404308) drawings on record, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to the form of development, when approving the detailed scheme of development.
- (b) THAT, prior to approval by Council of the form of development which provides for additional land uses (Phase II), on-site parking and loading, the applicant shall obtain approval of a revised development application by the Director of Planning or the Development Permit Board.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

ENGINEERING

- (i) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of an up-to-date site plan (to be included in the rezoning set of plans) reflecting both the property line changes in the northeast and southwest corners of the site due to road dedications, and the current legal description;
- (ii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of a revised right of way for Virtual Way (currently as shown on Plan LMP44004), to reflect the already built and the proposed final sections of the road and pedestrian areas;

- (iii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the extension of the existing right of way (Plan LMP44777) over Phase II to reach the southwest corner of the site;
- (iv) all public sidewalks required by the General Manager of Engineering Services that serve this development must be, at the discretion of the General Manager of Engineering Services, either be sited on City owned street or contained within statutory rights of way drawn to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Engineering Services;
- (v) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for amendments to existing servicing agreements to reflect changes in phasing of the development site and delivery of improvements on public property;
- (vi) make arrangements, to the satisfaction of the General Manager of Engineering Services, for undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers, to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged; and
- (vii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

CHILDCARE

- (viii) make the necessary arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services, for the provision of a fully fitted up (i.e., ready for immediate occupancy), furnished and equipped, 37-space child day care facility for toddlers and three to five year old children, at a location acceptable to the City;

[Note: Floor area for indoor space excludes additional circulation space required to accommodate the elevator, elevator lobbies and emergency exit stairwells and the outdoor space will be immediately adjacent, fenced and equipped outdoor play space which includes landscaping and grassed areas.]

Both the indoor and outdoor space of the toddler and 3 to 5 Programs must meet all provincial community care facilities licensing and City Childcare Design Guidelines

requirements and be satisfactory to the Director of Social Planning. The owner shall bear all start up costs and be responsible for maintaining, repairing and operating the child day care facility in perpetuity, including the building within which the child day care facility is located, and securing a facility operator, to the satisfaction of the Director of Social Planning.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other city officials and City Council.

ADDITIONAL INFORMATION

Site, Existing Zoning and Development: The site is located within the Grandview Boundary Industrial Area (GBIA) and is known as the Broadway Tech Centre. The site comprises 7.12 ha (17.8 acres) and is bounded by East Broadway, Renfrew Street, Nootka Street and Hebb Avenue.

To the north, across East Broadway, the lands are zoned RS-1 and developed with one-family dwellings, with a small C-1 commercial node at the intersection of East Broadway and Renfrew Street. To the west, across Renfrew Street, the lands are zoned RS-1, with I-2 light industrial uses to the southwest of the site. Directly to the east and south of the site, the lands are also zoned I-2 and developed with light industrial uses. The Renfrew Skytrain Station is located at the northwest corner of Renfrew Street and East 12th Avenue and there is a small C-1 commercial node providing some retail/service uses for the neighbourhood and Skytrain transit users.

Proposed Development: The Broadway Tech Centre is a planned 1.2 million square foot redevelopment of the former Eaton's warehouse site. Site redevelopment was conceived in 1998 in response to the collapse of the Eaton's company that occupied their purpose-built warehouse and a significant demand for high-tech office space.

Phase I consists of a general office (but limited to information technology uses) complex comprising three new buildings along East Broadway. Buildings 2 and 3 are built, and Building 1 is now under construction at the northwest corner of the site (East Broadway and Renfrew Street). At the southeast corner, 14 254 m² (158,380 sq. ft.) of warehouse space was converted to accommodate the Bell Carrier Call Centre and ancillary parking. Of the remaining warehouse space, 11 612.9 m² (125,000 sq. ft.) is leased, while 34 374.1 m² (370,000 sq. ft.) remains vacant.

Phase II consists of a general office (but limited to information technology) complex consisting of four buildings (three to four storeys) located on top of the former warehouse building. Preliminary development approval has been granted, however the development permit has yet to be issued pending the outcome of the CD-1 rezoning application.

Public Input: A notification letter was sent to 534 nearby property owners on November 20, 2006 and rezoning information signs were posted on the site on December 7, 2006. Two phone calls and one e-mail were received from residents. Concerns focused on the inability of residents to park their cars in front of their houses because the on-street parking is in use all day by others.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix C.

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on use of automobiles.

Social Implications: There are no major positive or negative social implications to this proposal. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

“We have reviewed the report for the CD-1 Rezoning Application at 2900 East Broadway (Broadway Tech Centre) and concur with the report.”

ARCHITECTURAL ELEVATIONS
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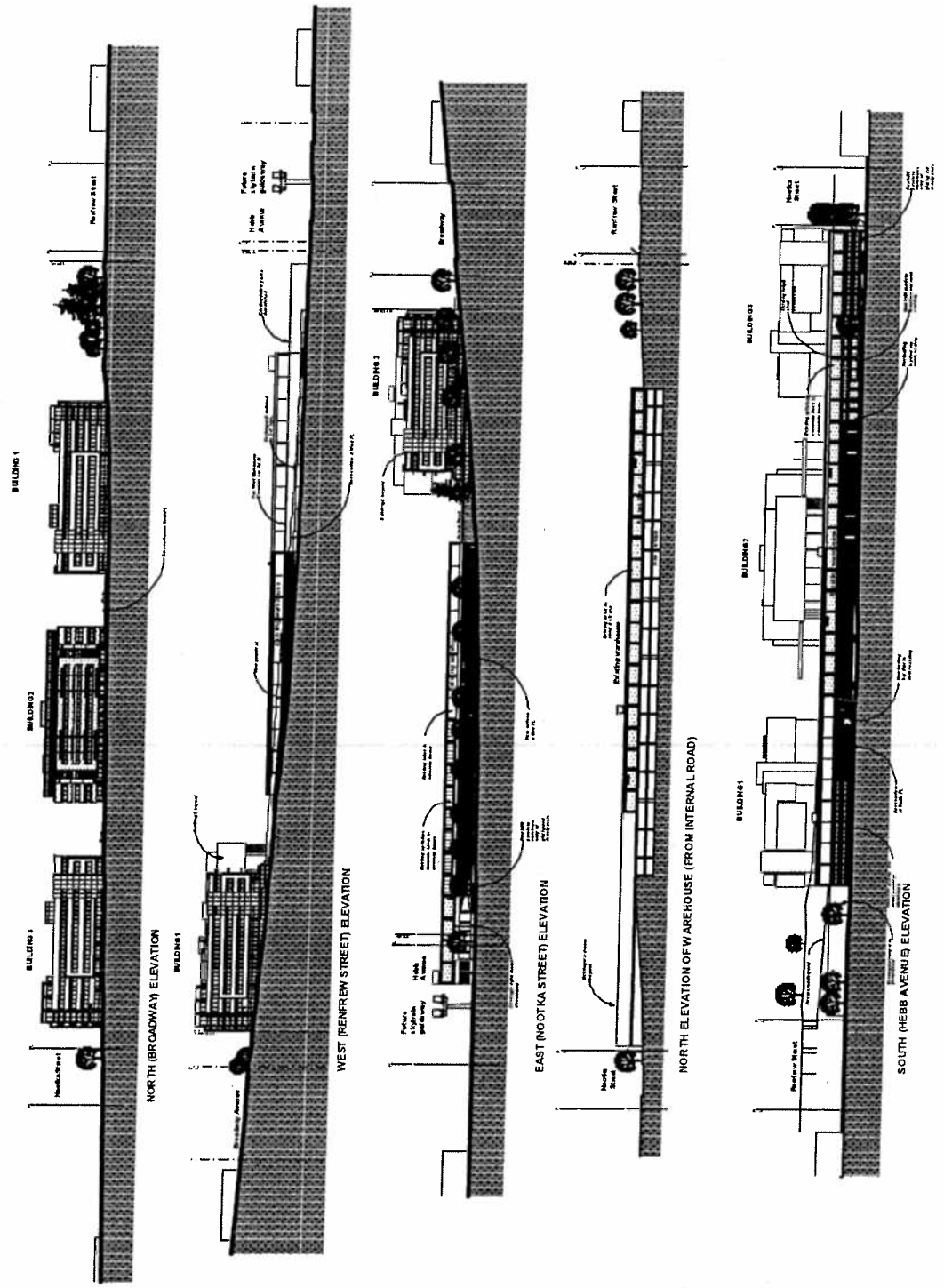


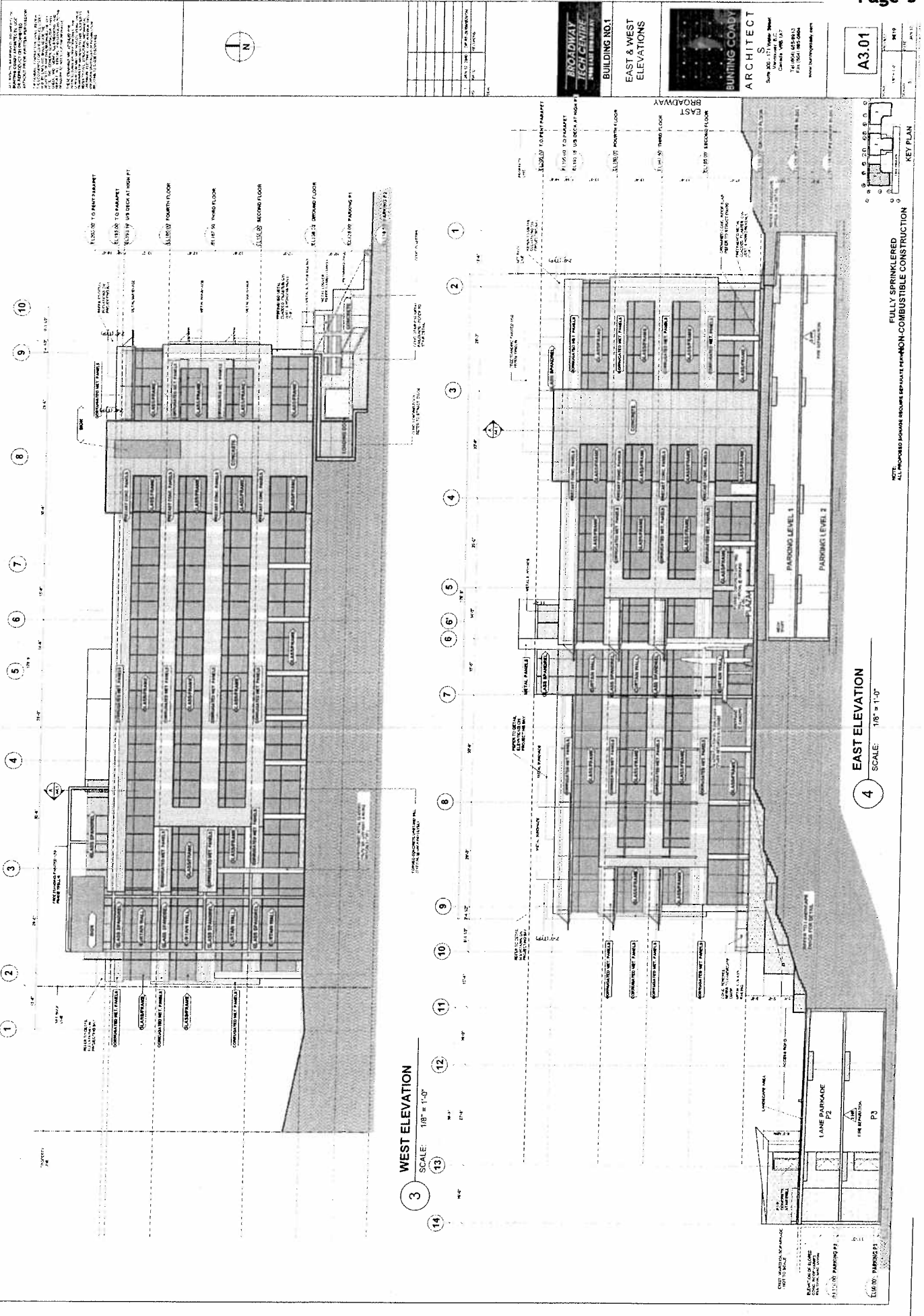
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SITE ELEVATIONS

MCILICHOVA ARCHITECT
 S
 1000 10th Street, N.W.
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 www.mcilicova.com

A3.





A3.01

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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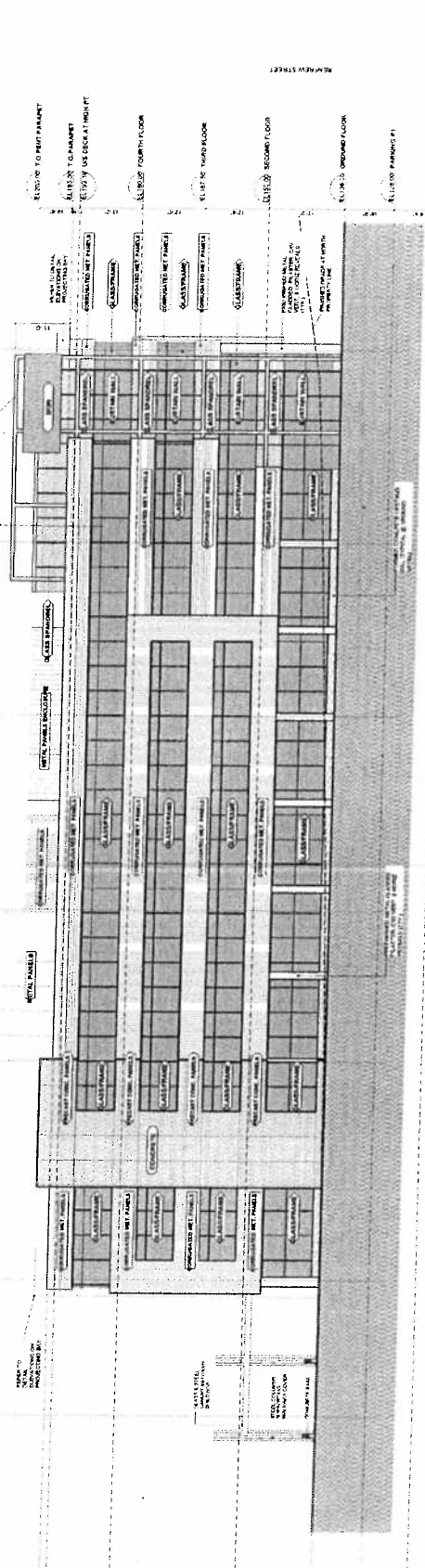


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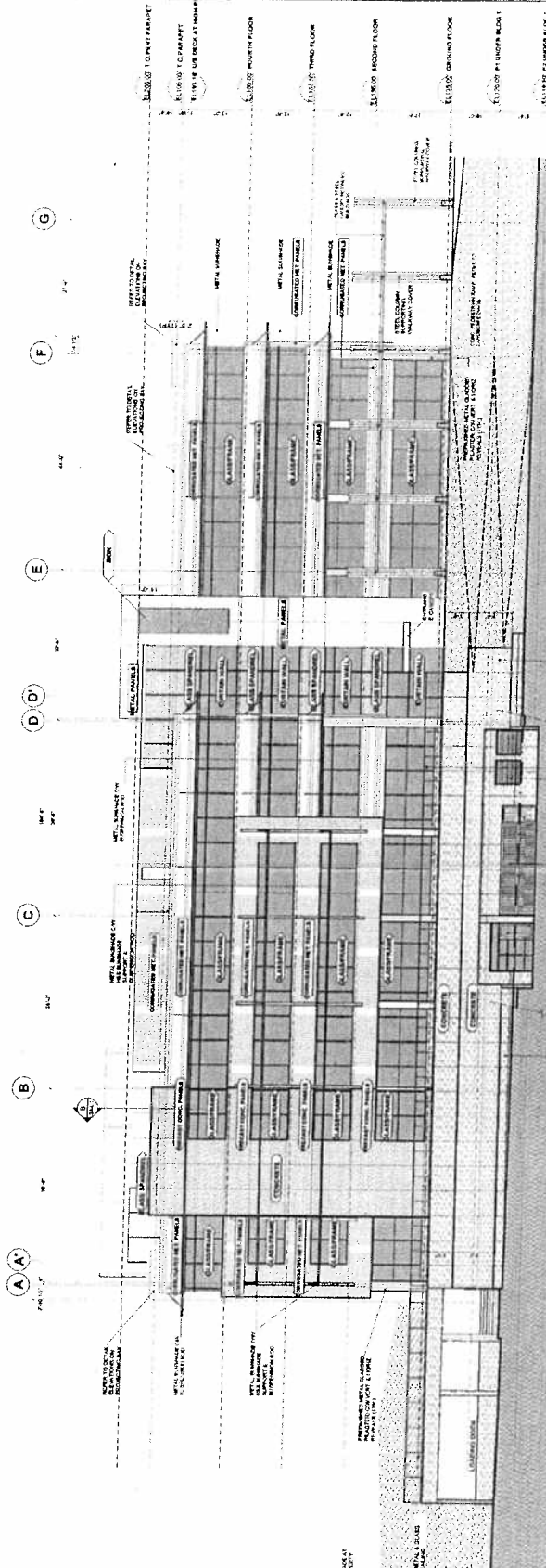
BROADWAY TECH CENTRE
PROJECT NO. 1010101010
BUILDING NO. 1
NORTH & SOUTH ELEVATIONS

BUNNING-COADY ARCHITECT S
100 W. 11th Street
New York, NY 10013
Tel: (212) 486-2813
Fax: (212) 486-2806
www.bunning-coady.com

A3.02



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FULLY SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION

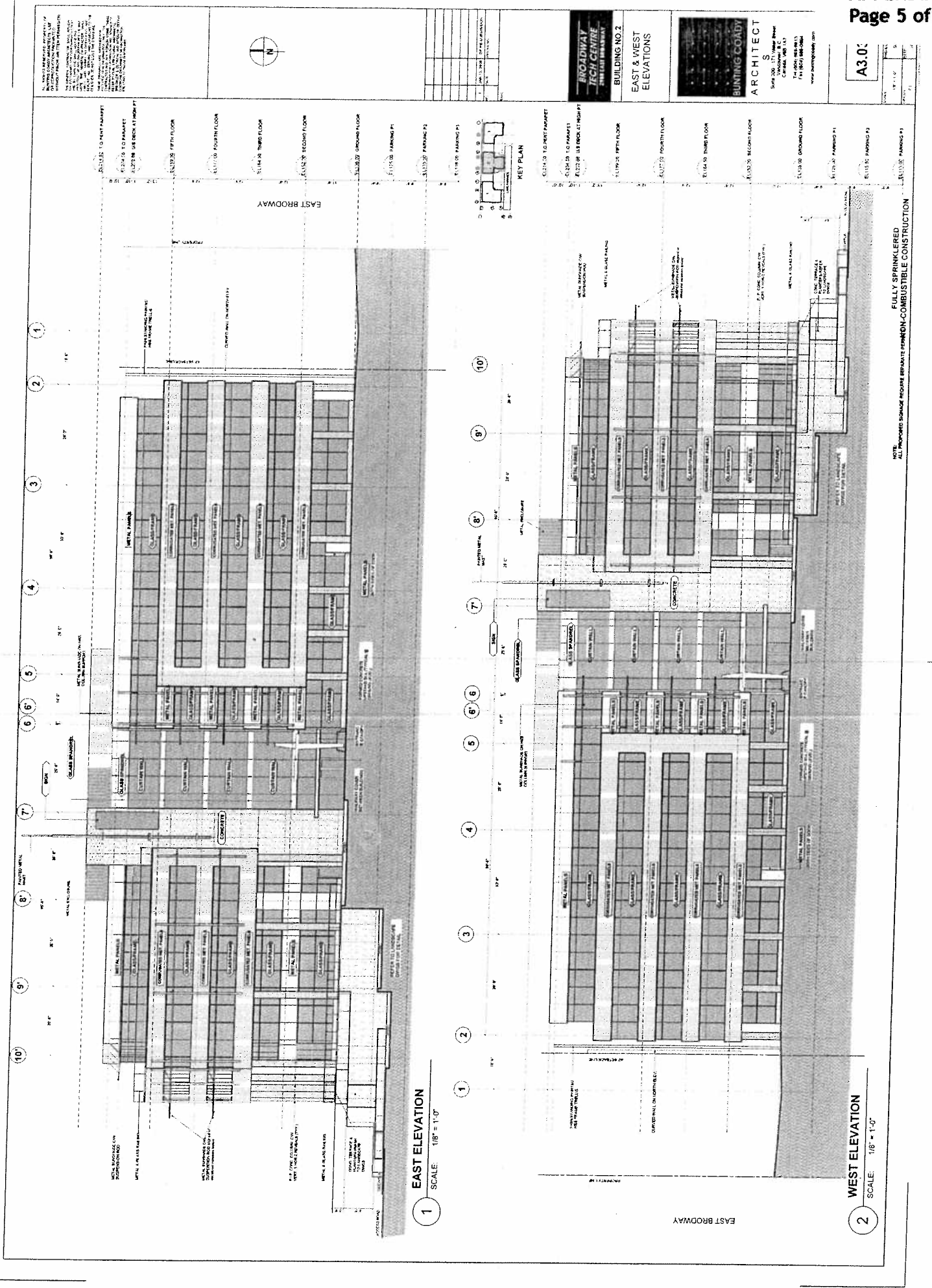
NOTE: ALL PROPOSED SIGNAGE REQUIRES SEPARATE PERMITS AND NON-COMBUSTIBLE CONSTRUCTION.

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NOTE: ALL PROPOSED SIGNAGE REQUIRES SEPARATE PERMITS AND NON-COMBUSTIBLE CONSTRUCTION.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

**BROADWAY
TECH CENTRE
AND EAST PARKWAY**

BUILDING NO. 2

**EAST & WEST
ELEVATIONS**

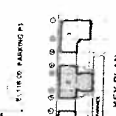
**BUNTING CONDY
ARCHITECTS**
Suite 200, 117 Avenue Street
Camden, NJ 08105
Tel: 609-291-1111
Fax: 609-291-0888
www.buntingcondy.com

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DATE	NO.	DESCRIPTION

NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING.
THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FULLY SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION



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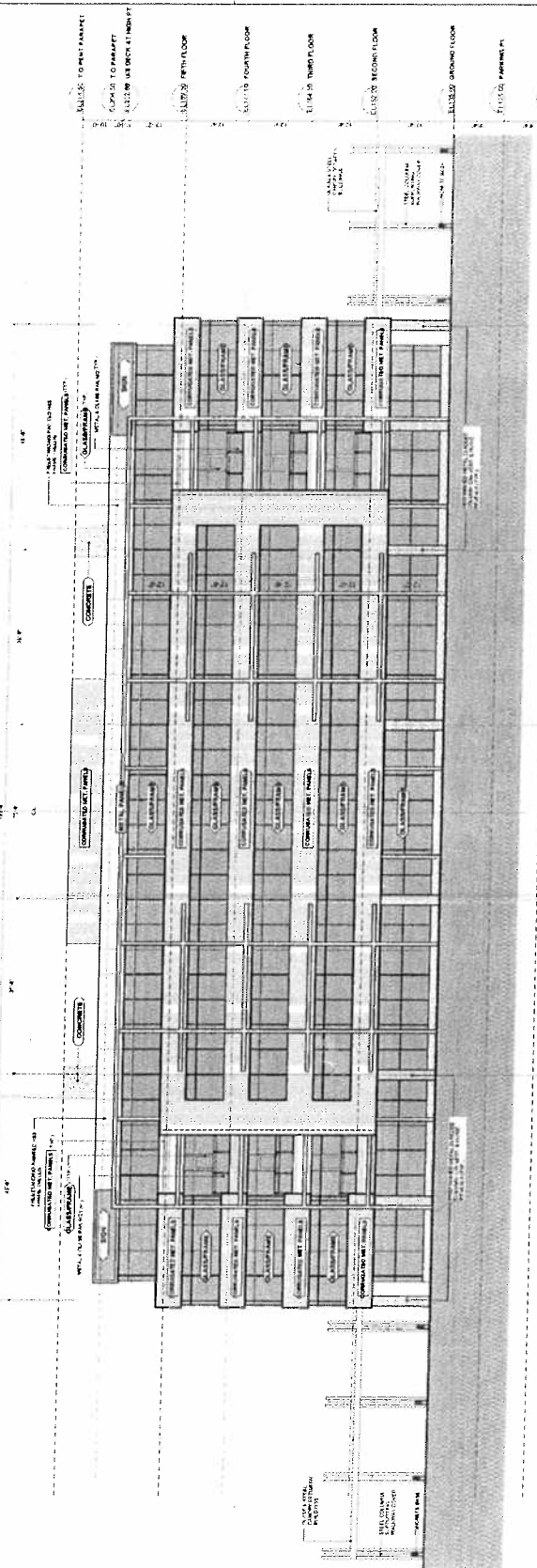
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BROADWAY TECH CENTRE
THE EAST HANOVER
BUILDING NO. 2
NORTH & SOUTH ELEVATIONS

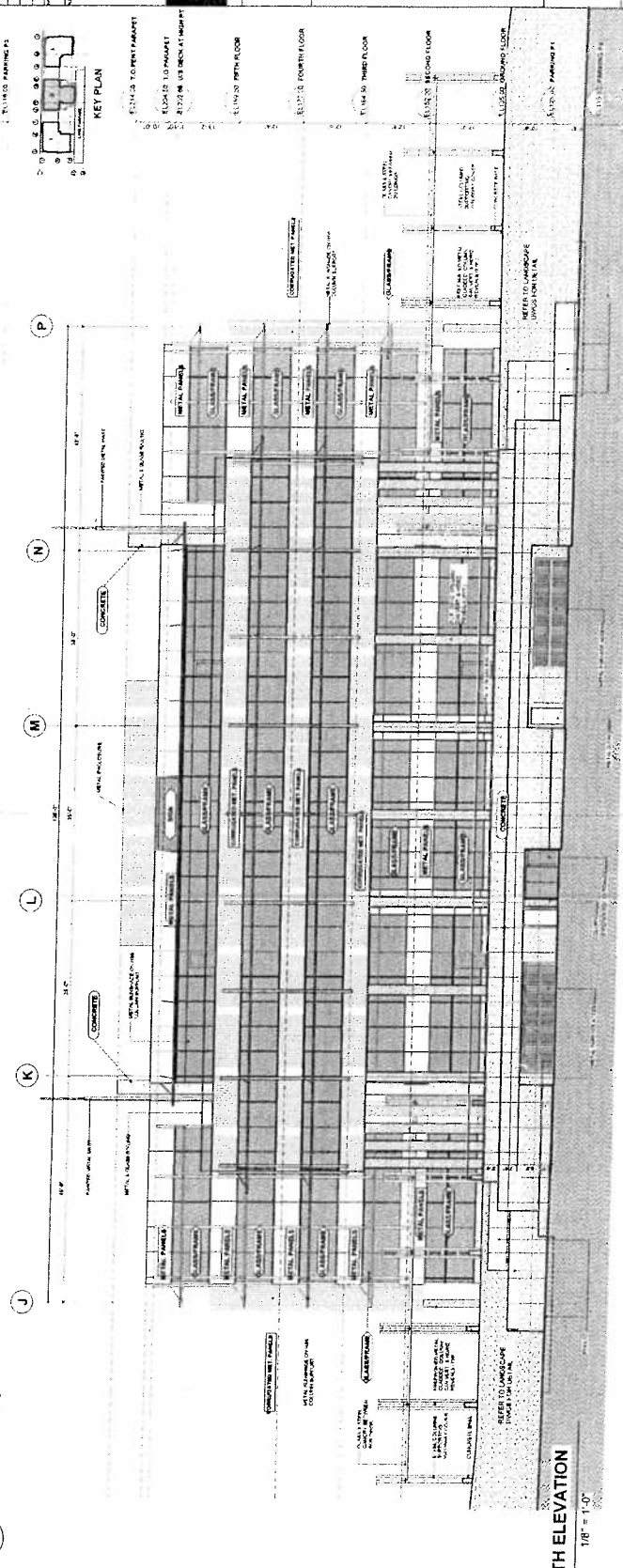
BUNTING COUNTY ARCHITECT
S
Sue Pitt, Principal Architect
1000 Broad Street
Clemens, NC 27512
Phone: 919.755.4444
www.buntingarch.com



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/13
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL PROPOSED STORAGE REQUIRE SEPARATE FIRE-RATED NON-COMBUSTIBLE CONSTRUCTION

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES.



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2	FEB 15 2011	REVISED PER PERMIT COMMENTS
3	MAY 12 2011	ISSUE FOR PERMIT
4	JUN 15 2011	REVISED PER PERMIT COMMENTS
5	AUG 15 2011	ISSUE FOR PERMIT
6	SEP 15 2011	REVISED PER PERMIT COMMENTS
7	NOV 15 2011	ISSUE FOR PERMIT
8	DEC 15 2011	REVISED PER PERMIT COMMENTS
9	FEB 15 2012	ISSUE FOR PERMIT
10	MAR 15 2012	REVISED PER PERMIT COMMENTS

**BROADWAY
TECH CENTRE
PHASE 1A BUILDING**

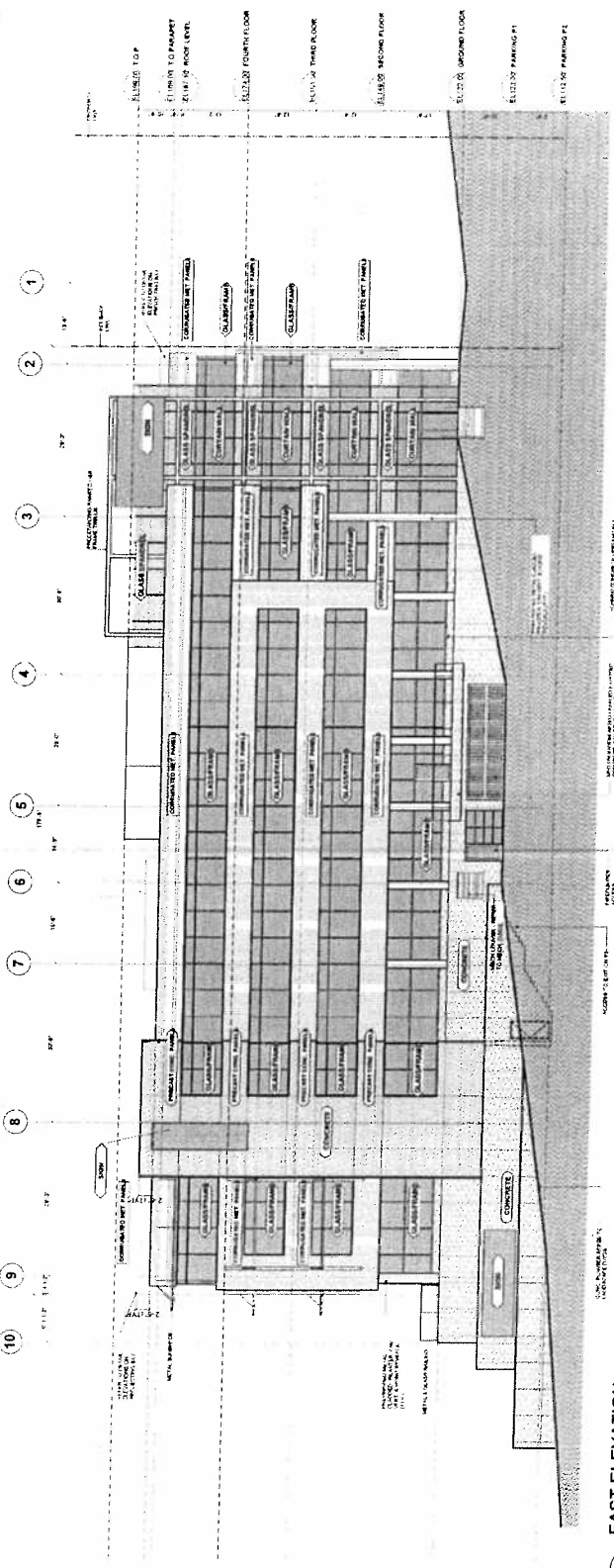
BUILDING NO. 3

**EAST & WEST
ELEVATIONS**

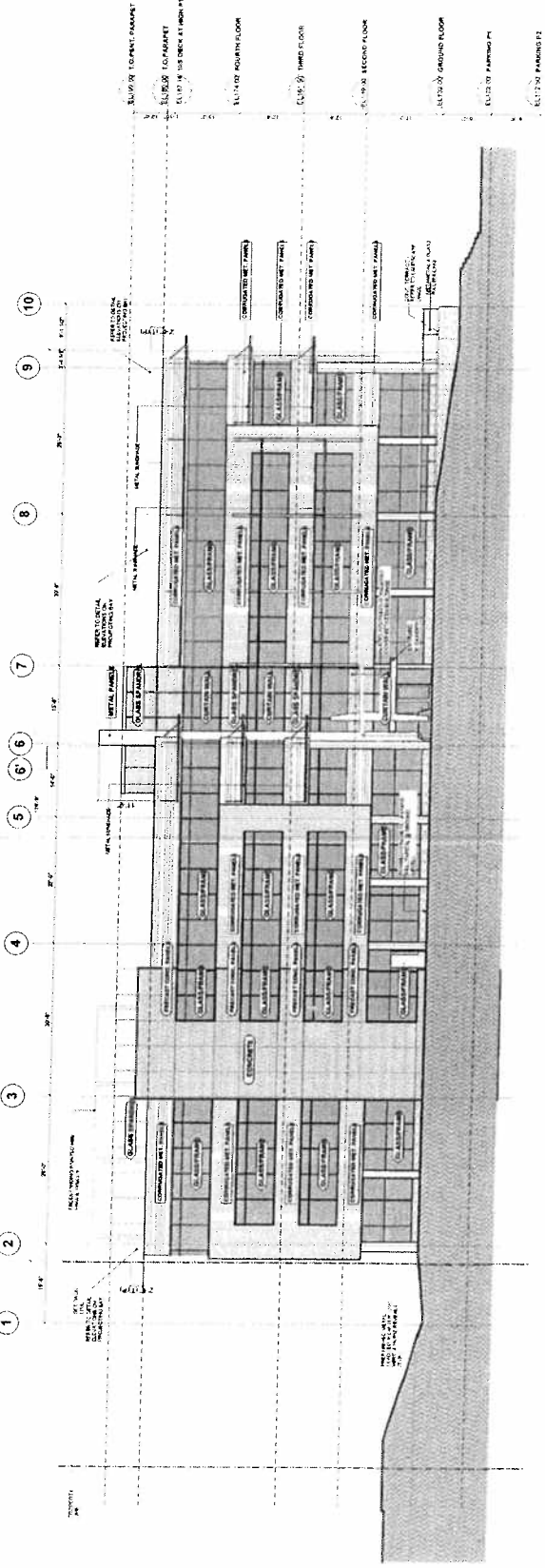
**BUNTING COADY
ARCHITECT**

1000 W. 10TH AVE. SUITE 200
DENVER, CO 80202
303.733.1111
www.bca.com

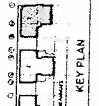
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
ALL PROMENADES REQUIRE SEPARATE PERMITS - COMBUSTIBLE CONSTRUCTION

FULLY SPRINKLERED

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THESE ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL ADJACENT PROPERTIES TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL ADJACENT PROPERTIES TO ORIGINAL CONDITION.

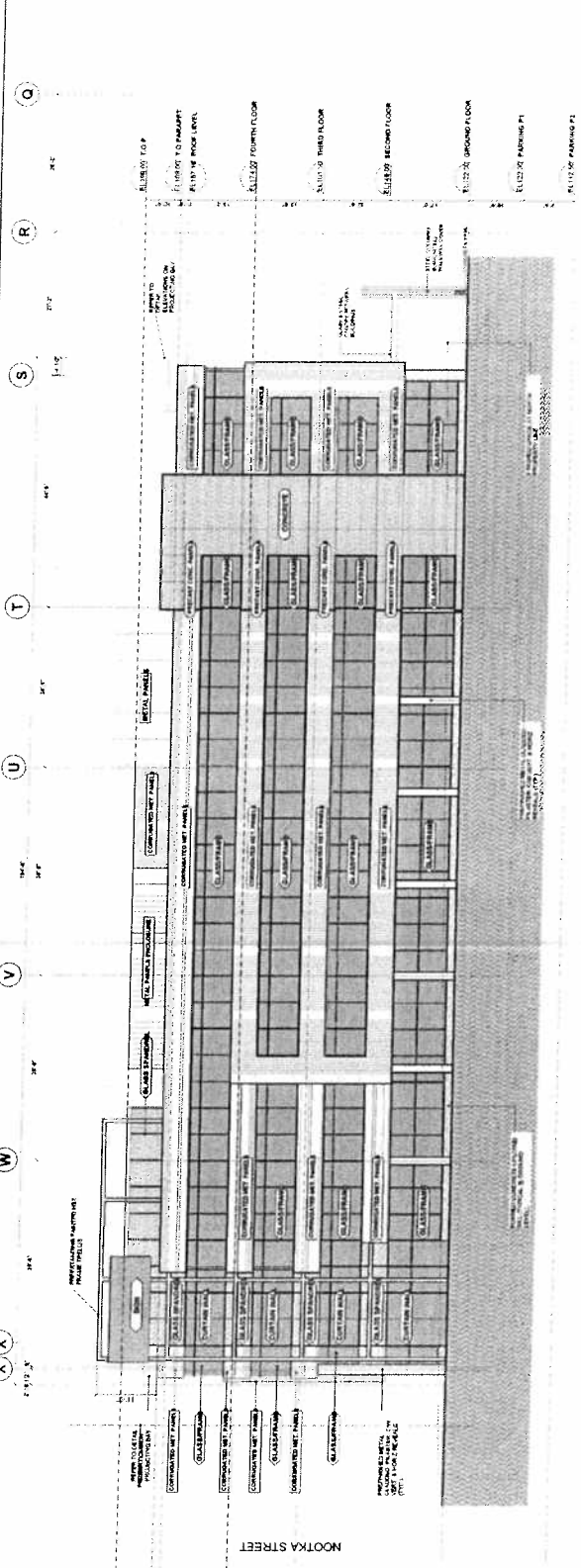
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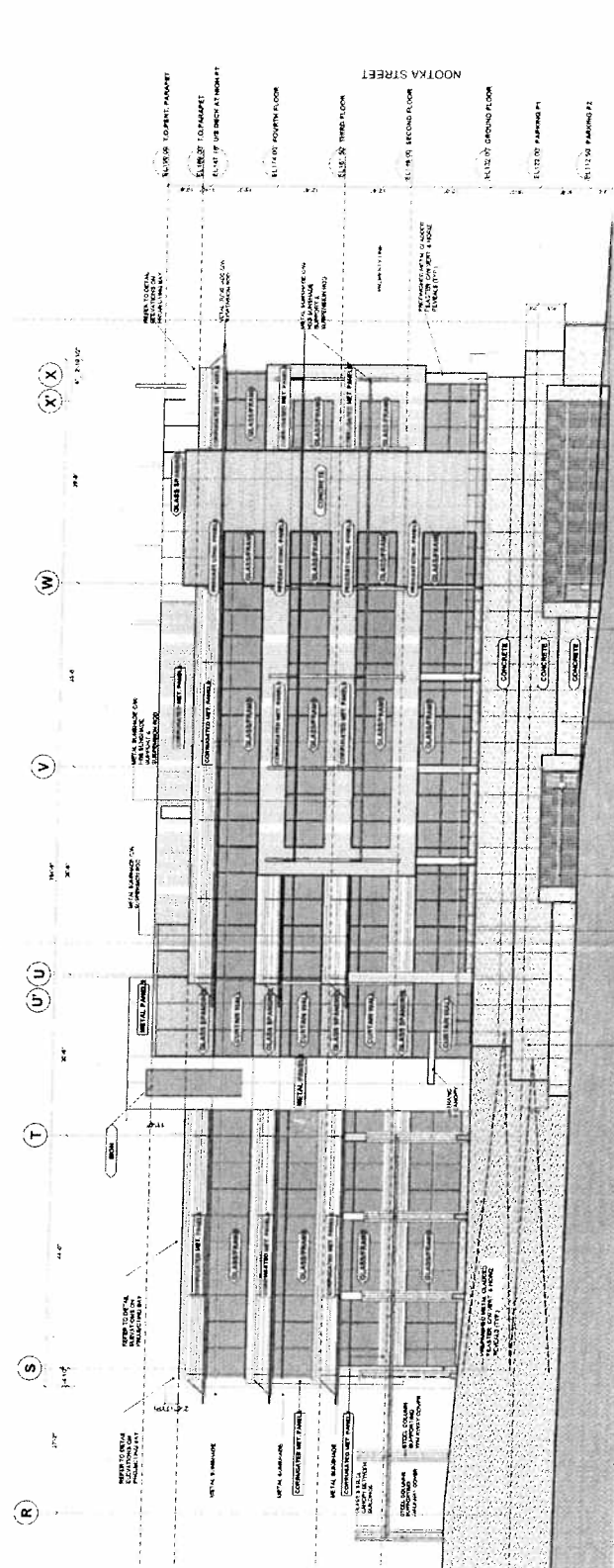
BUILDING NO. 3
NORTH & SOUTH ELEVATIONS



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CHECKED BY: [Name]
PROJECT NO.: [Number]

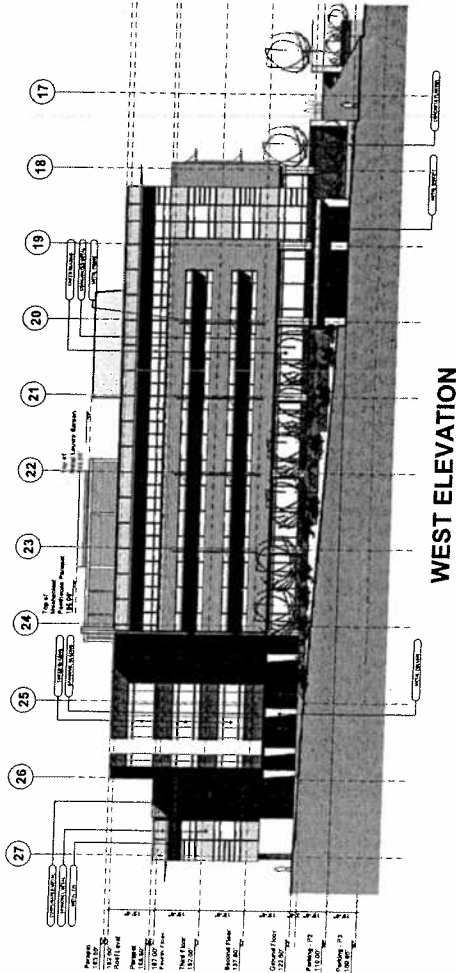
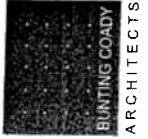


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SCALE: 1/8" = 1'-0"

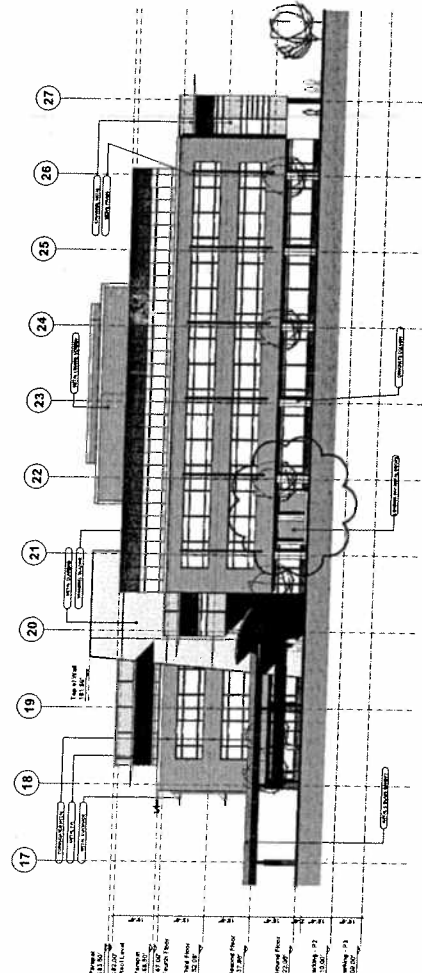
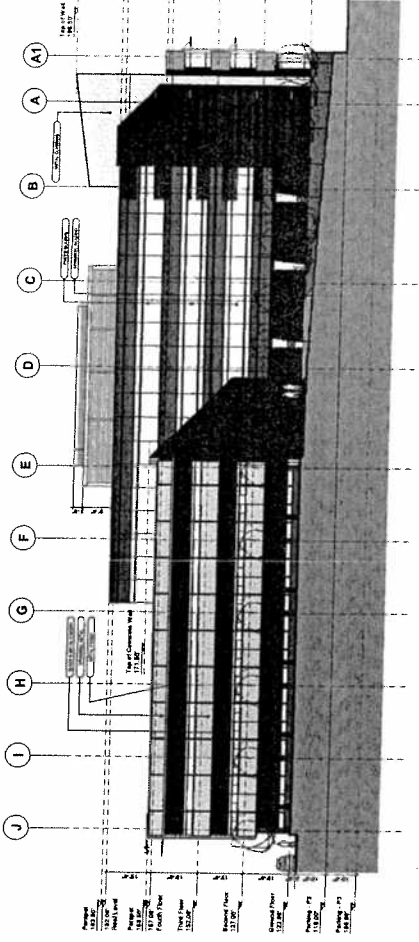


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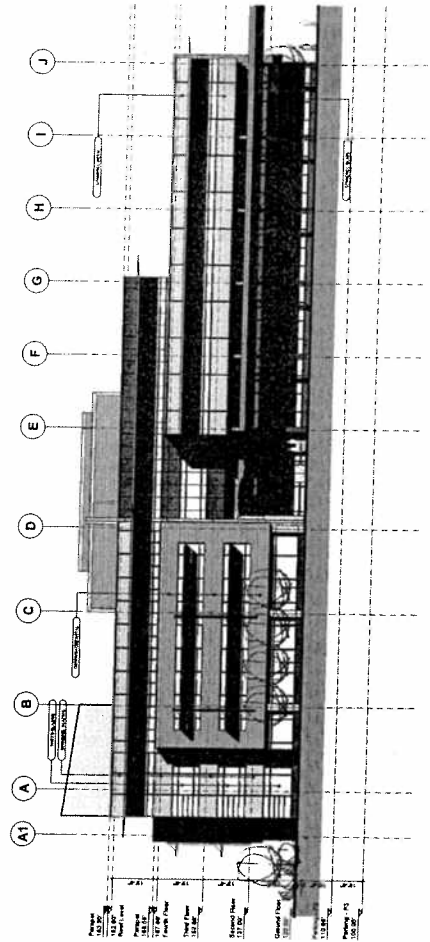
KEY PLAN
FULLY SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION
ALL PROPOSED BRIDGE WORK REQUIRES SEPARATE PERMITS AND CONSTRUCTION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Scale: 1/16" = 1'-0"

JUNE 11, 2007

4A301

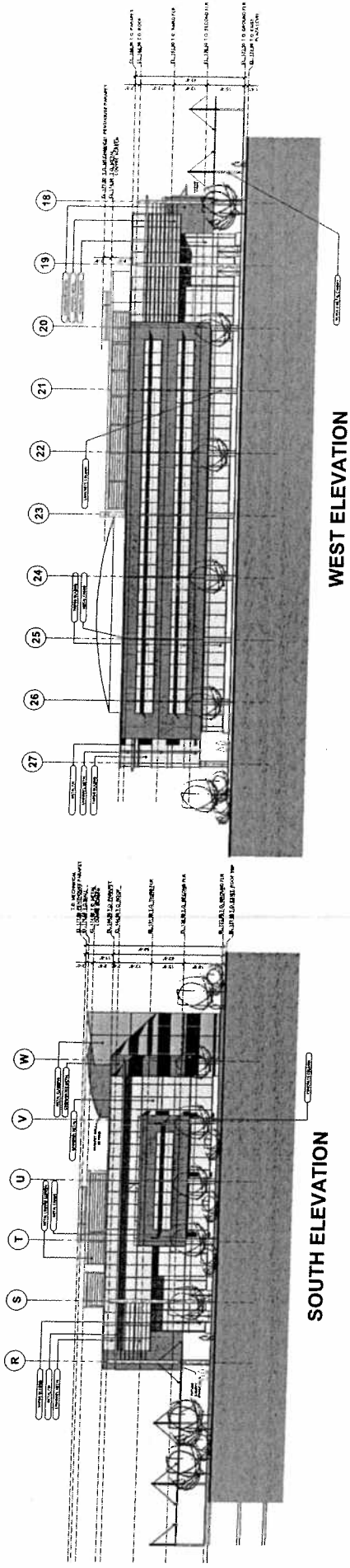
0613

BUILDING 4 - ELEVATIONS

BROADWAY TECH CENTRE - PHASE II ONLY

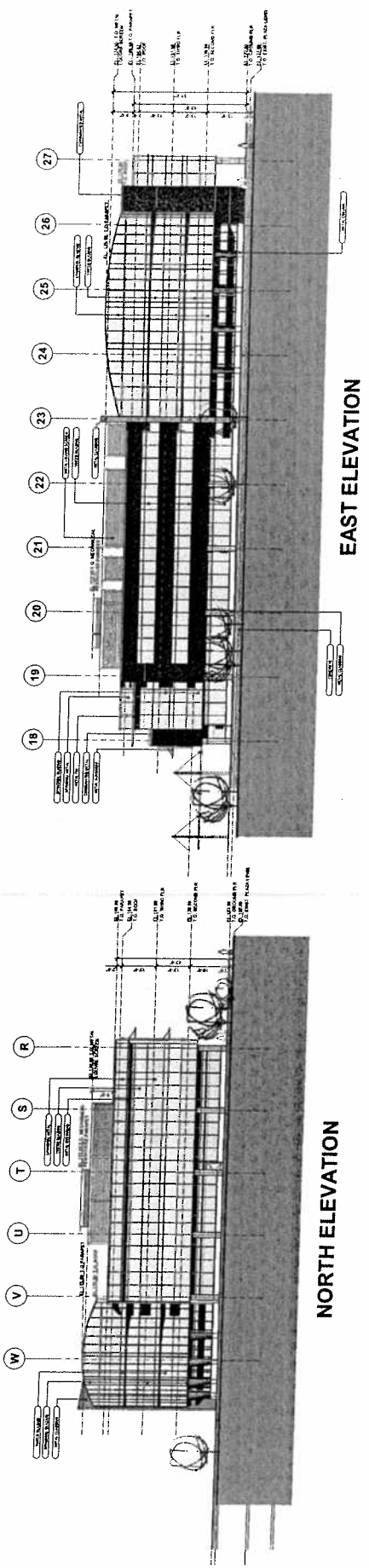
BUNTING COADY ARCHITECTS

Scale: 1/16" = 1'-0" JUN 11 2007 4A301 0613
 100 Water Street Vancouver, B.C. Canada V6B 1A7 Tel: (604) 683-9613 Fax: (604) 683-9603 www.buntingcoady.com



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

BUILDING 5 - ELEVATIONS
BROADWAY TECH CENTRE - PHASE II ONLY

BUNTING COADY ARCHITECTS

Scale: 1/8" = 1'-0"

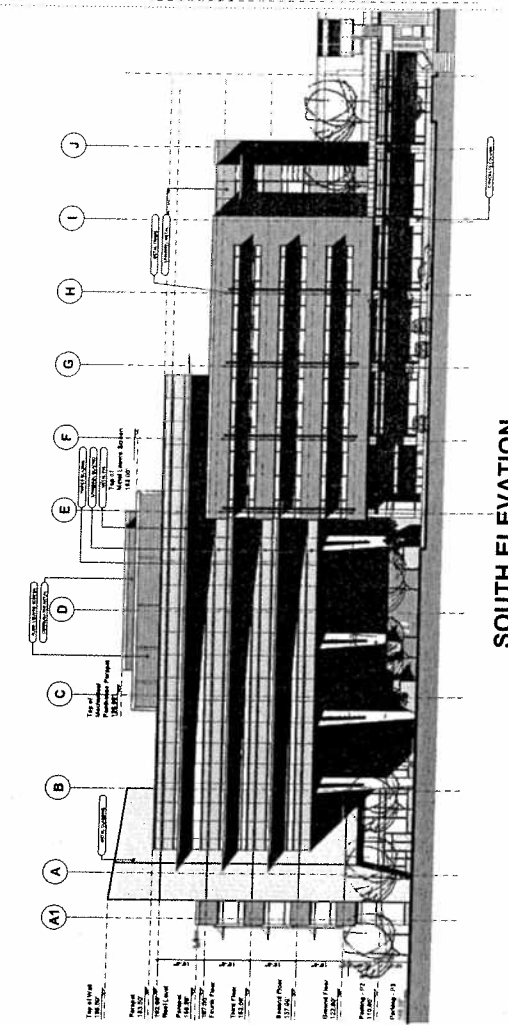
JUNE 11, 2007

5A301

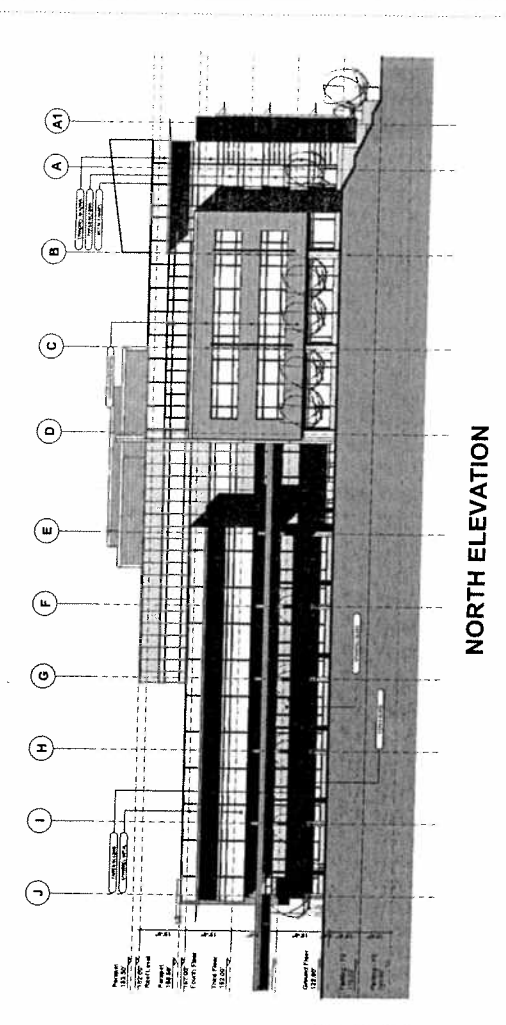
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Sheet 200 - 11: West Street Warehouse, S.C. Corridor, VIB 1A7 (004) (00-99) 3 File (004) (05-03) 4 www.buntingcoady.com

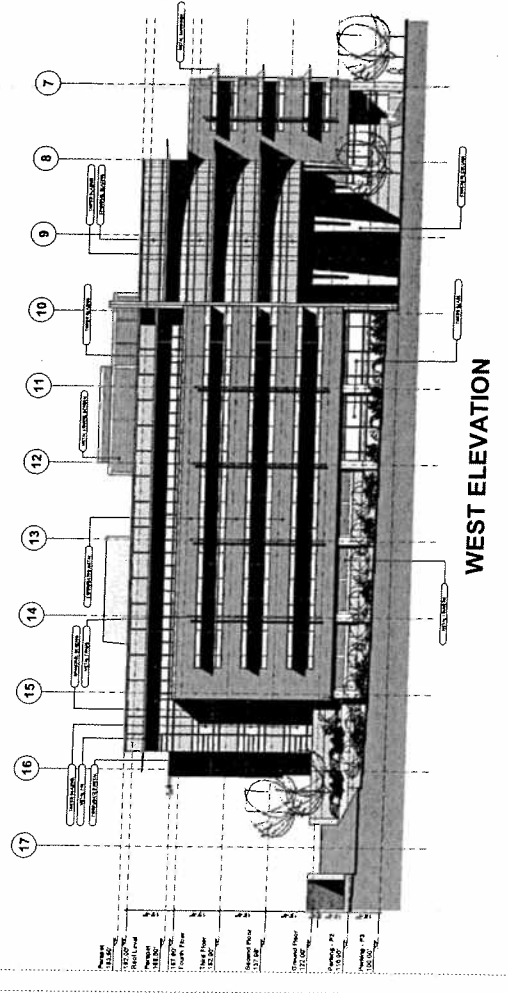




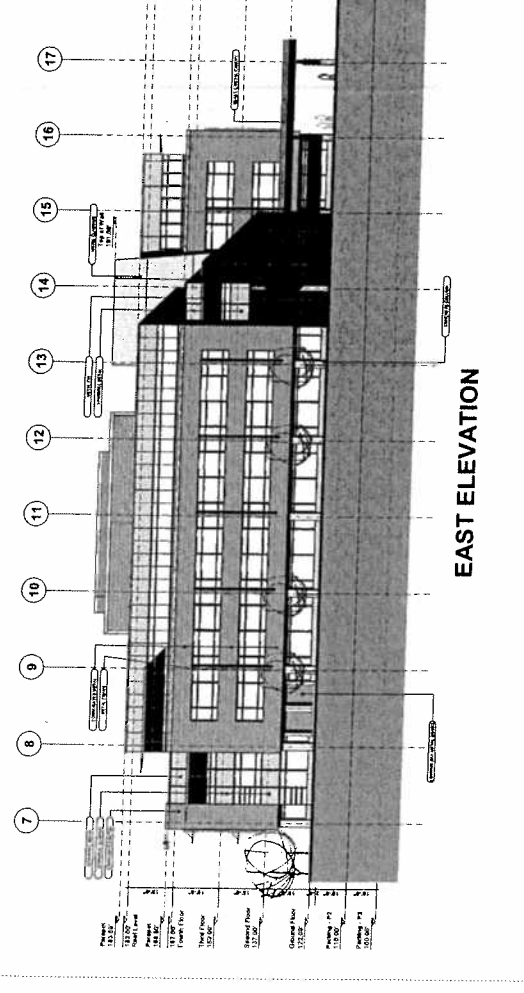
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING 6 - ELEVATIONS
BROADWAY TECH CENTRE - PHASE II ONLY

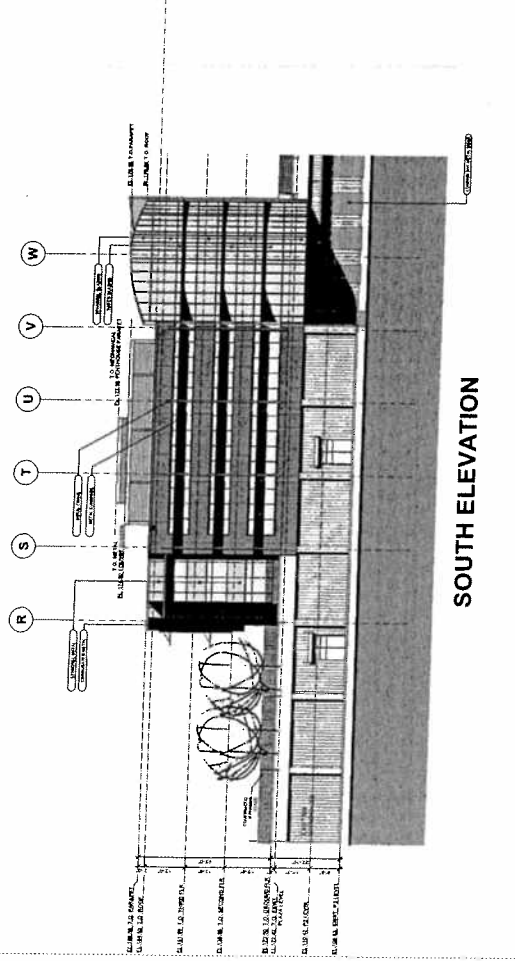
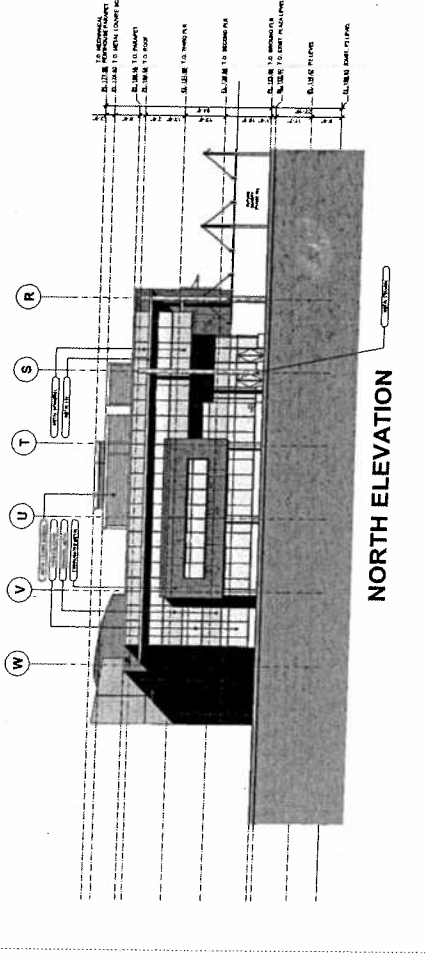
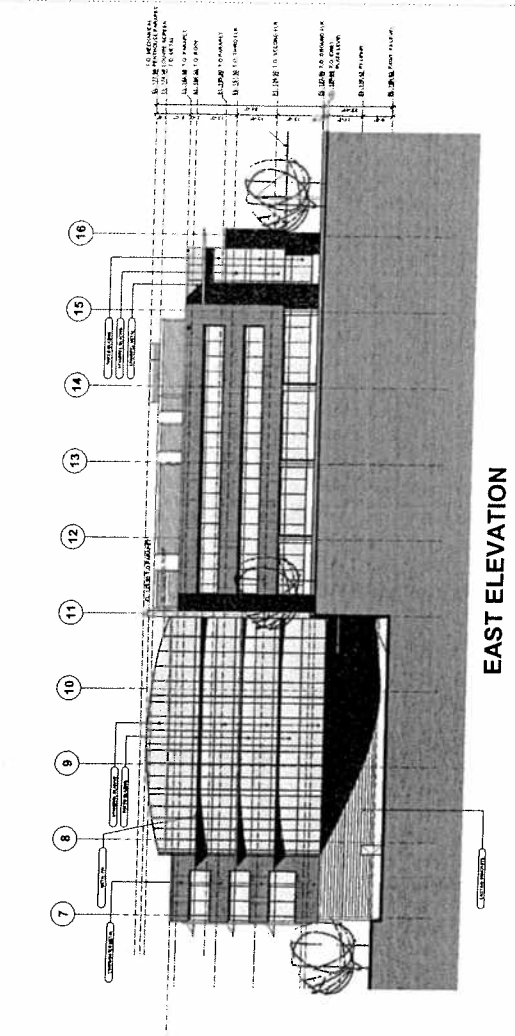
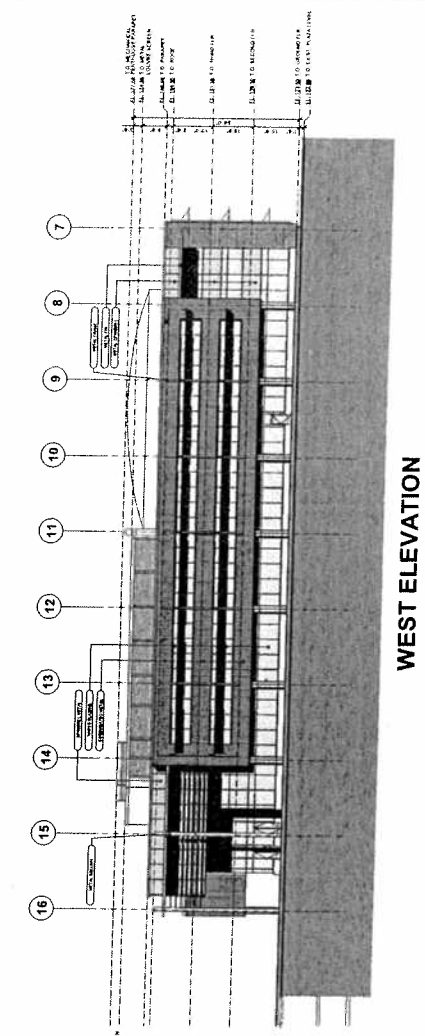
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JUNE 11, 2007

Scale: 1/16" = 1'-0"

300 - 371 West Street/Venue, B.C. Canada, NB 1A7T6 (504) 852-9613 Fax: (504) 842-9984 www.buntingcoody.com



BUILDING 7 - ELEVATIONS
BROADWAY TECH CENTRE - PHASE II ONLY
BUNTING COADY ARCHITECTS

Scale: 1/16" = 1'-0"

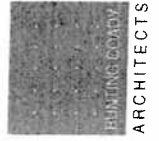
JUNE 11, 2007

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3445 200 - 171 Water Street West, Vancouver, B.C. Canada, V6B 1A7 Tel: (604) 683-9633 Fax: (604) 684-5046 www.buntingcoady.com





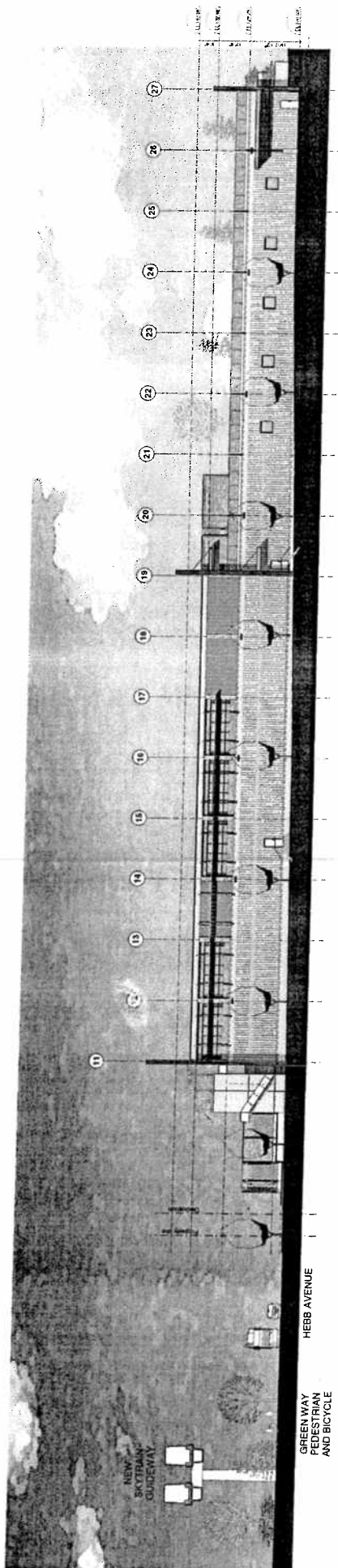
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0139

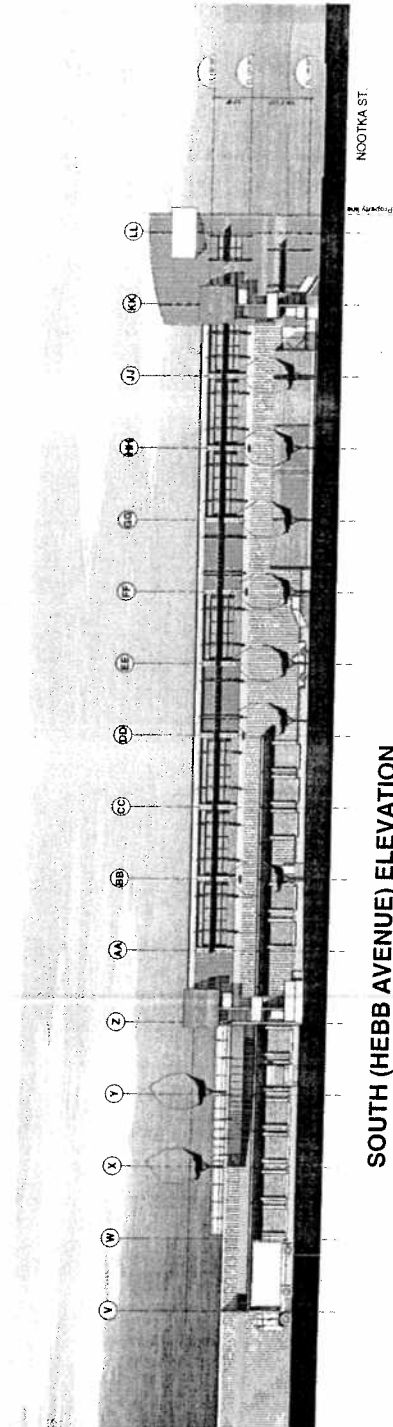
01 January 2002

Scale: 1/8" = 1'-0"

ELEVATIONS
BROADWAY TECH CENTRE - CALL CENTRE
HUNTING GOADY ARCHITECTS



EAST (NOOTKA ST.) ELEVATION



SOUTH (HEBB AVENUE) ELEVATION

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2900 East Broadway
Legal Description	Lot 1, except Part in Plan LMP49647, Section 36, Town of Hastings Suburban Lands, Plan LMP44003
Applicant	Tom Bunting, Bunting Coady Architects
Architect	Bunting Coady Architects
Property Owner	2725312 Canada Inc.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	72 126 m ² (776, 357.8 sq. ft.)	N/A	72 126 m ² (776,357.8 sq. ft.)

DEVELOPMENT STATISTICS

	EXISTING ZONING	EXISTING DEVELOPMENT	PROPOSED/RECOMMENDED
ZONING	I-3 Industrial District	I-3 Industrial District	CD-1 Comprehensive Development District
USES	Manufacturing, Wholesale, Transportation and other industrial uses, and also General Office, Retail and Service Uses	Wholesale, General Office (IT), General Office with limitations and Comm. Centre	General Office, with limitations; Retail Use
MAX. FSR	3.0 FSR	1.56 FSR	3.0 FSR, of which 1.0 FSR is permitted for General Office Use and 2 000 m ² for Retail Use
MAX. HEIGHT	18.3 m (60 ft.) outright; 30.4 m (100 ft.) cond.	24.2 m (79.5 ft.)	
LOADING/LOADING/LOADING/LOADING/LOADING/PARKING SPACES	As per Parking By-law	1,835 - min; 2,852 - max; 1,197 existing	2,797 spaces proposed
LOADING SPACES	As per Parking By-law	39 required; 57 existing	53 spaces proposed
BICYCLE SPACES	As per Parking By-law	177 required; 74 provided	196 spaces proposed