



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: July 7, 2009
Contact: Michael Naylor
Contact No.: 604.871.6269
RTS No.: 08233
VanRIMS No.: 08-2000-20
Meeting Date: July 21, 2009

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 land use section of CD-1 #470 (By-law No. 9693) for the Broadway Tech Centre at 2900 East Broadway to remove restrictions on types of General Office use and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, be referred to a public hearing, together with:

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

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 the public hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- Grandview Boundary Industrial Area Rezoning & Development Policies and Guidelines, adopted July 2002.
- False Creek Flats Rezoning Policy: Additional General Office Use in "High Technology" Districts, approved April 2009.
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions, approved 2007.

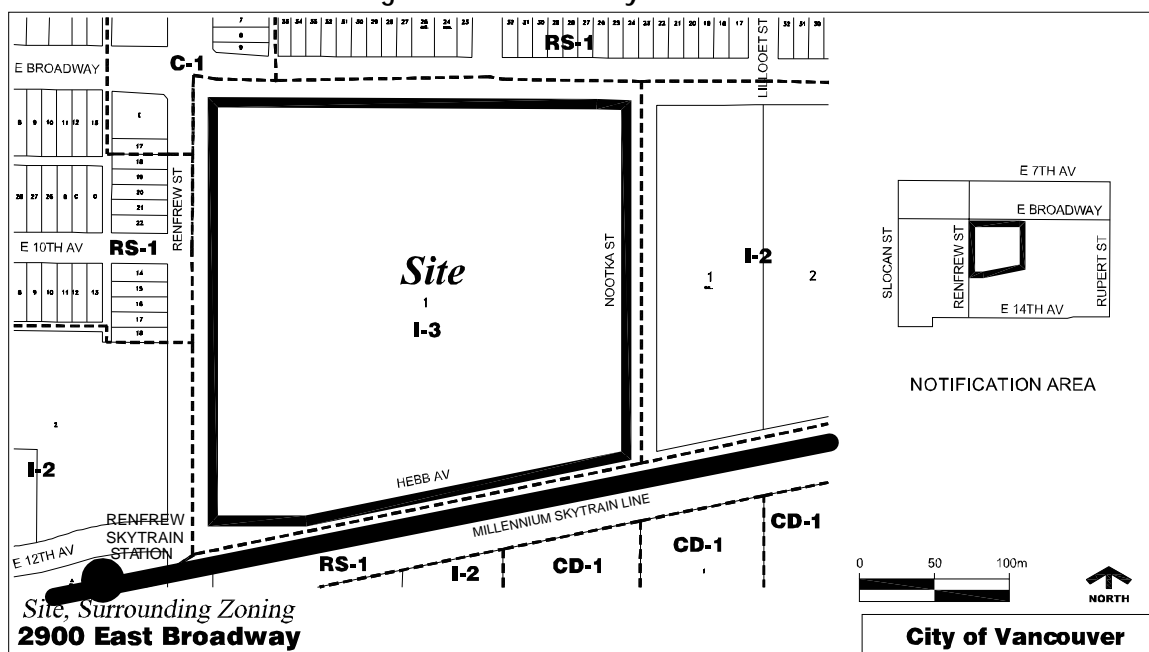
SUMMARY AND PURPOSE

This report analyzes an application by Bunting Coady Architects to revise the CD-1 By-law for the Broadway Tech Centre at 2900 East Broadway to remove the restriction on certain types of General Office use and to add other service-oriented office uses. 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 be approved.

DISCUSSION

Background – The Broadway Tech Centre is located on a 7.2 ha (17.8 ac.) parcel at East Broadway and Renfrew Street, adjacent to the Millennium Line Skytrain Station at Renfrew Street and 12th Avenue. It was rezoned from I-2 Industrial to I-3 High-Technology Industrial in 1999 and a development application for a multiple-phase building proposal was subsequently approved under the I-3 District Schedule. 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. 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 Information Technology floor space, at a ratio of 1 to 2. CD-1 zoning for the site was approved at a public hearing on November 13, 2007 and the by-law enacted in July 2008.

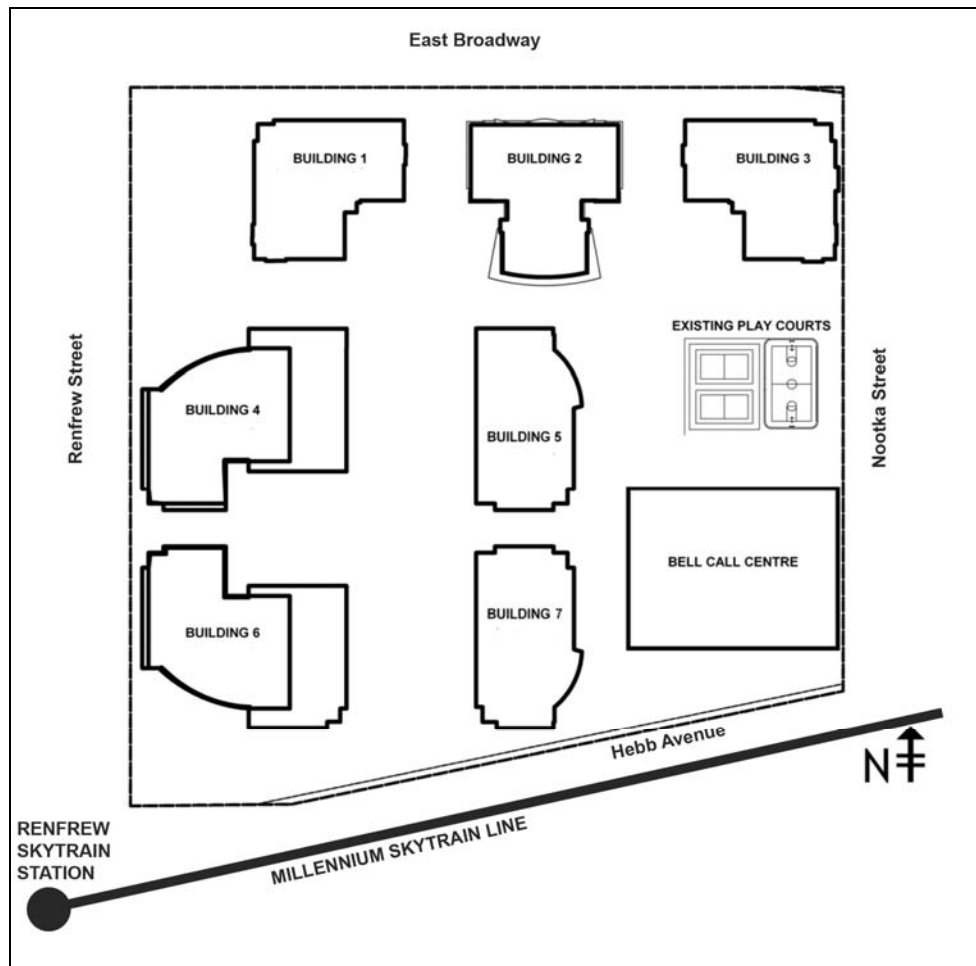
Figure 1 – Broadway Tech Centre



Proposed Amendment – With the CD-1 zoning, the owner has had renewed success with the leasing program for the development. However, they still note some difficulties with the restrictions on office use that were carried over from the I-3 District Schedule into the CD-1 By-law. The current application is to amend the land use section of the By-law to remove the restrictions and to be accommodating to a wider range of office uses.

In the industrial districts, including the I-3 District, the General Office use permitted does not include the offices of accountants, lawyers or notaries public, or of real estate, advertising, insurance, travel, or ticket agencies. Financial Institution is also classified as an office use and is not permitted in the industrial districts, neither is Health Care Office or Health Enhancement Centre. These types of “service-oriented” office uses are not considered suitable for industrial locations as they have the potential to draw high volumes of client traffic and/or they displace office uses that are more closely aligned with industry. The preference is for them to locate in commercial districts which are more accessible and better served by transit.

Figure 2 – Broadway Tech Centre’s phased building plan



In April 2009, Council approved the False Creek Flats Rezoning Policy which allows for consideration of new office developments near transit that have greater amounts of office space than permitted in the underlying industrial and high-tech zoning. The rezoning policy also specifies that the restrictions on service-oriented office uses, found in the I-3 District Schedule, would be removed for the rezoned sites. Given that office developments promoted under this policy are near transit, client traffic generated by service-oriented uses is not an issue. These uses can in fact be expected to draw a large part of their customer base from an emerging office-worker population.

The False Creek Flats Rezoning Policy does not apply to the Grandview-Boundary Industrial Area where the Broadway Tech Centre is located, however the transit and land use context is very similar. The 2002 Grandview-Boundary Industrial Area Rezoning & Development Policies and Guidelines do address “station area” land uses adjacent to the Renfrew and Rupert Millennium Line stations. They call for “pedestrian-oriented retail and services to be located at grade near Renfrew Station.” Office uses identified in the policy for station areas include professional and community service offices. Broadway Tech Centre’s CD-1 By-law already has retail and service uses listed and the approved form of development anticipates these uses to locate at grade level across from Renfrew Station. Permitting service-oriented office uses would be consistent with the station area policy and would add to the possibilities for services available to an emerging office population.

Density – With these proposed land use changes, there would be no change to the density limits contained in the current CD-1 By-law. All uses, combined, would continue to be limited to an overall floor space ratio (FSR) of 3.0. Office uses, while expanded in scope, would continue to be limited to 1.0 FSR overall, except for Information Technology and Desktop Publishing which would continue to be up to 3.0 FSR.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

Allowing a full array of office types, including service-oriented office uses, near a Skytrain station supports transit-oriented development and reduces negative environmental impacts associated with automobile use.

CONCLUSION

Staff have reviewed the application to revise the CD-1 By-law for the Broadway Tech Centre to remove the restrictions on types of General Office use, and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, and conclude that it is consistent with the area policies and with the recent directions set by Council for office development near 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 it be approved.

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2900 East Broadway (Broadway Tech Centre)
DRAFT AMENDMENT TO CD-1 #470 (BY-LAW NO. 9693)

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

- Amend Office Uses under Section 3 as follows:
 - 3.2(d) Office Uses, limited to Desktop Publishing, Information Technology, *Financial Institution, Health Care Office, Health Enhancement Centre* and General Office ~~but not including the offices of accountants, lawyers or notaries public, or of real estate, advertising, insurance, travel or ticket agencies;~~
- Consequential to the above amendment to Section 3, amend Section 5.3 as follows:
 - 5.3 The floor space ratio for ~~general~~ 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:
 - (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.

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