



POLICY REPORT
DEVELOPMENT AND BUILDING

P1

Report Date: July 5, 2010
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 08597
VanRIMS No.: 08-2000-20
Meeting Date: July 20, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 984 West Broadway

RECOMMENDATION

- A. THAT the application by Chris Dikeakos Architects Inc., to rezone 984 West Broadway (PID: 015-184-676, Lot B, Block 356, D.L. 526, Plan 590) from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit development of a 10-storey retail and office building with a total floor space ratio of 5.22, be referred to a Public Hearing, together with:
- (i) plans prepared by Chris Dikeakos Architects Inc. received February 8, 2010;
 - (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 B;

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 if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule E (assigning Schedule "B" [C-3A]) be referred to the same Hearing;

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

- C. THAT subject to approval of the rezoning, the Noise Control By-law be amended to include this CD-1 in Schedule B, as set out in Appendix C; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A, B, and C be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the party or the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any appeal that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council Policies for this site include:

- Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions
- Central Broadway C-3A Urban Design Guidelines
- EcoDensity Charter - Action A-1 Greener Buildings
- Financing Growth - CAC Through Rezoning.

PURPOSE AND SUMMARY

This report assesses an application to rezone the site at 984 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. An increase in the maximum floor space ratio from 3.0 to 5.22 is proposed. Rezoning would allow development of a 10-storey building with retail and service uses at grade on both the Broadway and Oak Street frontages, and office use on the 2nd through 9th storeys. The 10th storey would be comprised of amenity facilities (fitness/exercise room and meeting room) and a landscaped roof deck area for the use of building occupants.

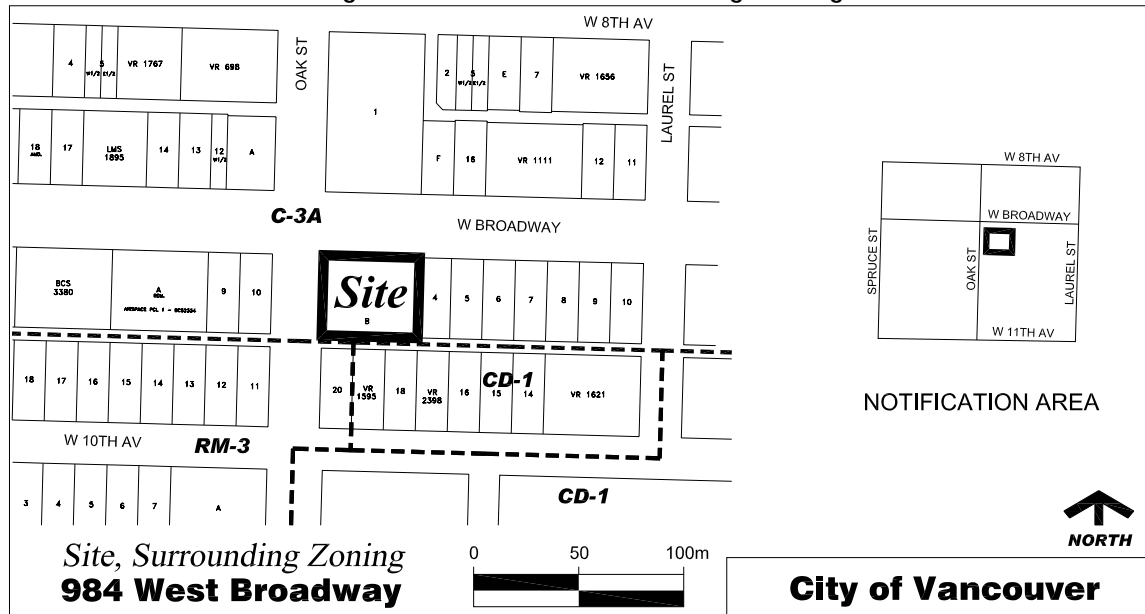
DISCUSSION

1. Site and Context

The site is located at the southeast corner of Oak Street and Broadway (see Figure 1, below) and is comprised of a single legal parcel. The site is currently developed with a one-storey retail strip development and surface parking.

In the block-face south of the site is a single RM-3 zoned property at the corner of Oak Street and 10th Avenue. The remainder of that block-face was zoned CD-1 in 1980, with the assumption that over time, the residential uses that existed would give way to medically-related uses given the proximity to Vancouver General Hospital (VGH). Despite the change in zoning, development on the north side of 10th Avenue between Oak and Laurel Streets has remained entirely residential to date. The buildings vary in age, and are predominantly two or three storeys, with one four-storey building at 985 W 10th Avenue, directly behind the rezoning site.

Figure 1: Site and Surrounding Zoning



2. Policy Context

Both the Central Area Plan and the Metro Core Jobs and Economy Land Use Plan: Issues and Directions report support and reaffirm the Central Broadway/Uptown Office District’s role as a key office location within the region. The objectives of the Central Broadway Planning program, currently underway, are consistent with Council’s existing policies to intensify job-space within the Central Broadway corridor. It is expected that the demand for job-space throughout the corridor will continue to grow as a result of major investment in the hospital and related facilities, as well as in major transportation infrastructure (Canada Line and the anticipated UBC/Millennium Line) in the area.

3. Use and Density

The retail, service and office uses proposed for the building, are all “outright approval uses” in the C-3A District and are supported by current and emerging policy to retain and encourage job space and employment growth in the Uptown Office District.

The application proposes a floor space ratio (FSR) of 5.22, for a total floor area of 9 151 m² (97,501 sq. ft.). Staff support the increase in density from the C-3A maximum of 3.00 FSR, based on current and emerging policies that support the intensification of job-space in the Uptown Office District in locations which are particularly well-served by transit.

4. Height

The application proposes a height of 40.23 m (132 ft.) measured to the top of the amenity space on the 10th floor. The Central Broadway C-3A Urban Design Guidelines recommend a maximum height of 36.58 m (120 ft.) for development in this area.

Staff support the proposed height based on the following considerations:

- This is the topographic highpoint of this section of Broadway and higher heights are warranted. The proposed height reinforces the urban design objectives for this area without detracting from the overall scale of the surrounding context, noting that other nearby mid-block applications recently permitted, exceed the C-3A recommended height envelope by approximately one-half floor.
- This location is a prominent and important one for the Broadway corridor and Vancouver as a whole, being a corner site at the intersection of two key arterial streets that marks a gateway entry into the city, with views looking north toward the downtown core and the North Shore Mountains.
- The proposed height redistributes floor area from the low- and mid-rise portions of the building, maintaining views and good sun access through the site, while minimizing shadowing on the street, by limiting the upper building width relative to the site's frontage.

5. Form of Development (Note Plans: Appendix D)

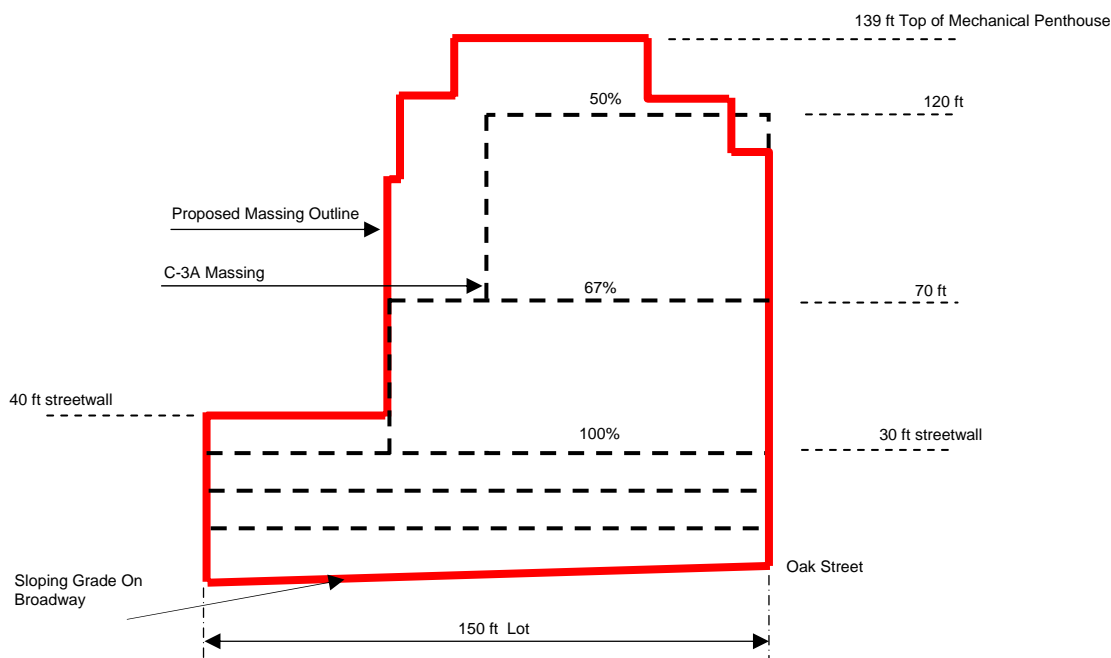
The proposed form of development meets the basic intent of the Central Broadway C-3A Urban Design Guidelines in providing good streetwall continuity, view and sun access through the site, while maintaining a neighbourly response to existing and future development, with the tower set back 10 ft. from the lane and 40 ft. from the east property line. Staff recommend refinements to the south elevation to enhance the design and further address privacy and overlook issues. [Appendix B, item (b) 2]

Figure 2, below, illustrates the massing expected in the Central Broadway C-3A Urban Design Guidelines. The proposed low-rise massing height at 40 ft. is higher than the Guideline-recommended 30 ft. streetwall, enabling two, 12 ft.-high floors of office use and continuous ground floor retail use with generous ceiling heights. This somewhat higher streetwall is considered to be within an acceptable range of streetwall height typical for Central Broadway. The lower massing is sufficiently varied with horizontal articulation of window patterning, projecting canopies, signage banding, material treatment and continuous retail frontage to give

pedestrian scale and interest at the street. The corner space at grade will potentially provide a future transit station connection (see Section 7 - Future Transit Connection, below), however, in the near- and medium-term it is proposed to be used as retail. Staff recommend further design development to this space for the interim use. [Appendix B, item (b) 3.]

The mid-rise massing up to 70 ft. meets the Guideline-recommended building widths of 67% of site frontage while overall building width above 70 ft. exceeds the recommended 50% maximum site width. The additional width is necessary to accommodate an average floor plate size of 10,400 sq. ft., which is significantly larger than a typical residential floor plate, but considered minimum for office uses in this area. From the 8th to the 10th floor, the building progressively steps back at both the front and back, reducing the size of the floor plate, building bulk and shadow profile. The vertical articulation of the massing and variety of material treatment further mitigates scale disparities with the surrounding context.

Figure 2. Massing Comparison (View Facing South)



6. Parking

In accordance with current Parking By-law standards, three levels of underground parking containing 126 vehicle spaces are proposed, with access taken from the lane. Loading bays are located at-grade, at the lane. The site is currently well served by transit, with major bus routes on both Broadway and Oak Street.

7. Future Transit Connection

The future UBC/Millennium Rapid Transit Line is being planned along the Broadway corridor. A transit station is envisioned in this vicinity, although the exact location is yet to be determined. In anticipation, a future connection to an underground transit station has been incorporated into the project at the northwest corner of the proposed building. As noted above, until such

time as it is required to connect to a station, the area would be used as retail space. This is similar to the situations at 2080 West Broadway and at 525 West Broadway (Crossroads), where opportunities for future transit connections have been secured through the development permit process.

8. Sustainability

For all rezonings for buildings that meet the minimum requirements to participate in the LEED® New Construction (NC) program, EcoDensity Action Item A-1 requires that developments establish a design that would achieve a level of LEED® Silver at a minimum, or an equivalent achievement in green design, with a minimum of three “optimize energy performance” points, one “water efficiency” point and one “storm water” point on the LEED® scorecard. (Note: Council’s requirement for LEED® Gold applies to rezoning applications received after July 30, 2010.)

The rezoning application included a preliminary commentary on sustainability issues and a preliminary LEED® scorecard (see Appendix G), which proposes to meet the LEED® Gold standard. The scorecard does not indicate a stormwater management point being achieved, therefore a recommended condition of approval seeks to ensure compliance and to demonstrate how the building will achieve the proposed building credits. [Appendix B, item (b) 9.]

PUBLIC BENEFITS

1. Community Amenity Contributions

The City’s Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. As of the date of this report, discussions with the applicant about the CAC had not completed. Staff will bring forward the details of the applicant’s CAC offer at or prior to the Public Hearing.

2. Development Cost Levies

Development Cost Levies (DCL) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is in the Vancouver DCL District and would generate a DCL in excess of \$1 million based on the rates which will be in effect on September 30, 2010. DCLs are payable at Building Permit issuance.

PUBLIC INPUT

Two rezoning signs were installed on the site March 29, 2010. A notification postcard was mailed to 408 neighbouring property and business owners on the same date. Nine written responses and one phone call were received. All respondents oppose the application. Six of the nine letters were received from resident/owners in the building immediately south of the site, at 985 West 10th Avenue, who expressed the following concerns:

- Elimination of all north-facing views which they feel will severely impact their property values;
- Impact on sunlight and enjoyment of their homes;
- Loss of privacy because of overlook from new building;

- Increased traffic in the lane;
- Questionable market demand for office space in this location; and
- Possible conflicts of a tall building with the VGH helicopter flight path.

While understanding the concerns of the neighbours, staff note that the proposed form of development is not substantially different from what could be achieved under the existing C-3A zoning. Staff are recommending design development to the south façade of the building including augmented landscaping as well as adjustments to architectural detailing to further address their concerns regarding privacy and overlook. [Appendix B, item (b) 2.] Staff have confirmed that there is no conflict between the proposed height of this building and the VGH air ambulance flight path.

Concerns expressed by other respondents:

- Shadowing impacts on the buildings on the north side of Broadway;
- Increased traffic;
- The project should contain much more density - in residential use. The site is not being used to its maximum potential; and
- The City must ensure that it is adequately compensated for the increase in land value accruing from the rezoning.

In response to the comment regarding residential use on this site, staff note that residential uses are not supported in the Central Broadway/Uptown Office District.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

Staff have reviewed the application to rezone this site from C-3A to CD-1 to allow an increase in commercial floor area and conclude that it is consistent with both existing and emerging area policies that encourage and support an increase in job-space in the Uptown Office District. The Director of Planning recommends that the application be referred to a Public Hearing, together with the draft by-law contained in Appendix A, and that it be approved subject to the conditions in Appendix B.

* * * * *

984 West Broadway

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.

Use

- Cultural and Recreational Uses, limited to Fitness Centre;
- Institutional Uses, limited to school - elementary or secondary, school - university or college, social service centre;
- Office Uses;
- Retail Uses limited to adult retail store, furniture or appliance store, grocery or drug store, liquor store, pawnshop, retail store, secondhand store, small-scale pharmacy;
- Services Uses, limited to animal clinic, barbershop or beauty salon, beauty and wellness centre, catering establishment, laboratory, laundromat or dry cleaning establishment, neighbourhood public house, photofinishing or photography laboratory, photofinishing or photography studio, print shop, production or rehearsal studio, repair shop - class B, restaurant - class 1, restaurant - class 2, school - arts or self-improvement, school - business, school - vocational or trade, wedding chapel;
- Utility and Communication Uses, limited to public utility; and
- Accessory Uses customarily ancillary to the above uses.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 1 742 m² [18,750 sq. ft.] being the site size at the time of application for rezoning, prior to any dedications;
- Maximum floor space ratio of 5.22;
- The following shall be included in the computation of floor space ratio:
 - All floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- The following shall be excluded in the computation of floor space ratio:
 - amenity areas for the social and recreational enjoyment of employees, or providing a service to the public, including facilities for general fitness and general recreation, provided that:
 - (i) the total area being excluded shall not exceed 1 115 m² [12,000 sq. ft.];
 - patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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:

- (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- o where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- o with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15), the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

Height

- A maximum of 40.3 m [132 ft.] measured from base surface to the top of the roof slab above the uppermost habitable floor, excluding the parapet wall, except that mechanical appurtenances may increase the building height to no more than 42.4 m [139 ft.].

Parking

- Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle spaces.

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984 West Broadway
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.

PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Christ Dikeakos Architects Inc., and stamped "Received City Planning Department, February 8, 2010", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- 1. design development to further improve the green building performance in the following manner:
 - (i) additional enhancement of natural ventilation by increasing the number of operable vents, to be applied consistently on all four elevations;

(Note to applicant: There are no operable vents on the east and south elevation and only partial venting on the west and north elevation. Indicate all operable windows on the drawing elevations.)
 - (ii) address issues of thermal bridging associated with the extended slab projections on all elevations;

(Note to applicant: The extended slabs are desirable for the benefit of solar shading and architectural emphasis but are a concern for energy loss and problems associated with dampness. Consider alternative projections that are not contiguous with the structural slab, or provide a thermal break at the exterior wall envelope, providing details. Consider available proprietary thermal break systems to achieve this objective.)
 - (iii) increase the number and depth of the vertical shading fins on the west elevation so that there is a more effective response to late afternoon sun during the warmer times of the year;

(Note to applicant: The vertical shading fins should be consistently applied and achieve a shading target of approximately 50% of window

area based on a 30 degree horizontal sun angle. Refer to administrative bulletin, Shading Devices and Yard Projections for further information.)

- (iv) provide clarification on the drawings and LEED® documentation between proposed Credit 1.1 Water Efficient Landscaping: Reduce by 50% and Credit 1.2 Water Efficient Landscaping, No Potable Water Use or Irrigation.

(Note to applicant: 50% use of potable water would disqualify application for Credit 1.2. Confirm that no potable water is used for irrigation, providing a detailed plant list to obtain 2 points for Credit 1.2.)

- 2. design development to further address issues of privacy and overlook associated with the low-rise multi-unit residential neighbours directly to the south across the lane;

(Note to applicant: Consider the following additional interventions as possible solutions:

- (i) Provide (or confirm species) planting of sufficient height along terrace edge and/or higher terrace wall to provide visual privacy;
- (ii) Further reduce window size, orientation and/or additional translucent glazing and interior or exterior screening.)

- 3. design development to the corner retail unit, indicating on the drawings how this space will be developed, including floor elevations, entry access and general relationship with the public realm treatment;

(Note to applicant: The duration of this interim retail use may be considerable. Consider the importance of this corner and how it reinforces the proposed building's relationship to the street.)

- 4. clarification on the proposed signage, providing details confirming that the sign boxes are set back from the column face;

Landscape Design

- 5. provision of a complete Landscape Plan;

(Note to applicant: The plan should illustrate the proposed plant materials [with common and botanical names, plant sizes and quantities], paving, walls, fences, light fixtures, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale. Incorporation of hardy drought-tolerant plants into the planting scheme within the site should be considered to reduce the use of water in the landscape.)

6. design development to confirm that the soil depth provided is sufficient to accommodate the ultimate size of the tree species that are specified;

(Note to applicant: Provide a section drawn through the planted areas that are over structure to confirm that there is adequate soil depth to allow root development to sustain the species chosen for the project.)
7. provision of a section drawn to illustrate all proposed landscape elements;

(Note to applicant: The section drawing should be at a minimum scale of $\frac{1}{4}'' = 1'0''$ and should illustrate any planters, benches, arbours and trellises, posts walls and water features. Planter section details must confirm the depth of the proposed planting on structures.)
8. provision of a high-efficiency irrigation system in all landscaped common areas, and hose bibs on patio areas as needed;

(Note to applicant: The location of the hose bibs should be illustrated on the Landscape Plan.)

Sustainability

9. identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver level with three optimize energy points, one water efficiency point and one stormwater point;

(Note to applicant: The LEED® checklist and detailed written description of how LEED® Silver will be achieved is to be incorporated into the development application drawing set.)

Engineering

10. clearly identify and show all existing hydro poles and guy wires in the lane and provide written confirmation from the affected utility that the poles and wires can be relocated to accommodate the proposed loading and parking points of access;

(Note to applicant: Please contact Bill Moloney of the Utilities Management Branch at 604.873.7373 for details.)
11. provide adequate two-way traffic flow throughout the parkade ramp system;

(Note to applicant: Redesign of the westerly portion of the parking ramp is required. Please contact Rob Waite of the Parking Management Branch at 604.873.7217 for details.)

12. provide a 10 ft. x 10 ft. corner-cut through the inside radius of the main parking ramp and provide a continuous curve between both portions of the ramp to improve transitions between the two ramps;
13. provide a parking ramp slope which does not exceed 10% slope for the first 20 ft. from the property line;

(Note to applicant: Based on the plans submitted, the slope calculates at 11.1% at the easterly side and 14.1% near the westerly side.)
14. provide design elevations on both sides of the parking ramp at all break points and located 2 ft. off of the wall through the curved sections of ramp;
15. provide the required number of disability parking spaces as per the Parking By-law;

(Note to applicant: Nine disability parking spaces are required as per Section 4.8.4 of the Parking By-law.)
16. provide correctly dimensioned parking spaces;

(Note to applicant: The small car parking spaces must be a minimum of 2.3 m or 7ft. 6.5 in., wide.)
17. correct the legal description on Page A000;

(Note to applicant: The correct legal description is "Lot B, Block 356, DL 526, Plan 590".)
18. Provide a widened canopy and bus benches on the eastern end of the site to serve the existing bus stop at this location.

(Note to applicant: Please contact Streets Administration Branch staff at 604.873.7713 to discuss possible bench locations and canopy widths.)

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Engineering

1. provision of adequate water service to meet the fire flow demands of the project;

(Note to applicant: The rezoning application lacks the level of detail needed to determine if water main upgrading is required. Please supply project details

including projected fire flow demands to determine if water system upgrading is required. Should upgrading be necessary, arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required to secure the works.)

2. provision of a surface right-of-way over the north 1.5 m (4.9 ft.) and the west 2.5 m (8.2 ft.) of the site for pedestrian purposes;

(Note to applicant: In both cases, there should be no encroachments above or below grade into the right of way area.)

3. provision of a volumetric right-of-way over the future transit connection portal to secure public access;

4. undergrounding of all utility services from the closest existing suitable service point;

(Note to applicant: 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.)

5. provision of street trees adjacent to the site where space permits;

(Note to applicant: Possible changes to the bus stop location and the number of buses that stop along the Broadway frontage will impact the possible street tree locations. Further details regarding tree placement should be available at the development permit stage.)

6. provision of a standard concrete lane entry on Oak Street immediately adjacent to the site;

Soils

7. do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion; and

8. if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment.

Note: 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.

The preceding 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 are 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

984 West Broadway

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"984 West Broadway [CD-1 #] [By-law #] B(C-3A)"

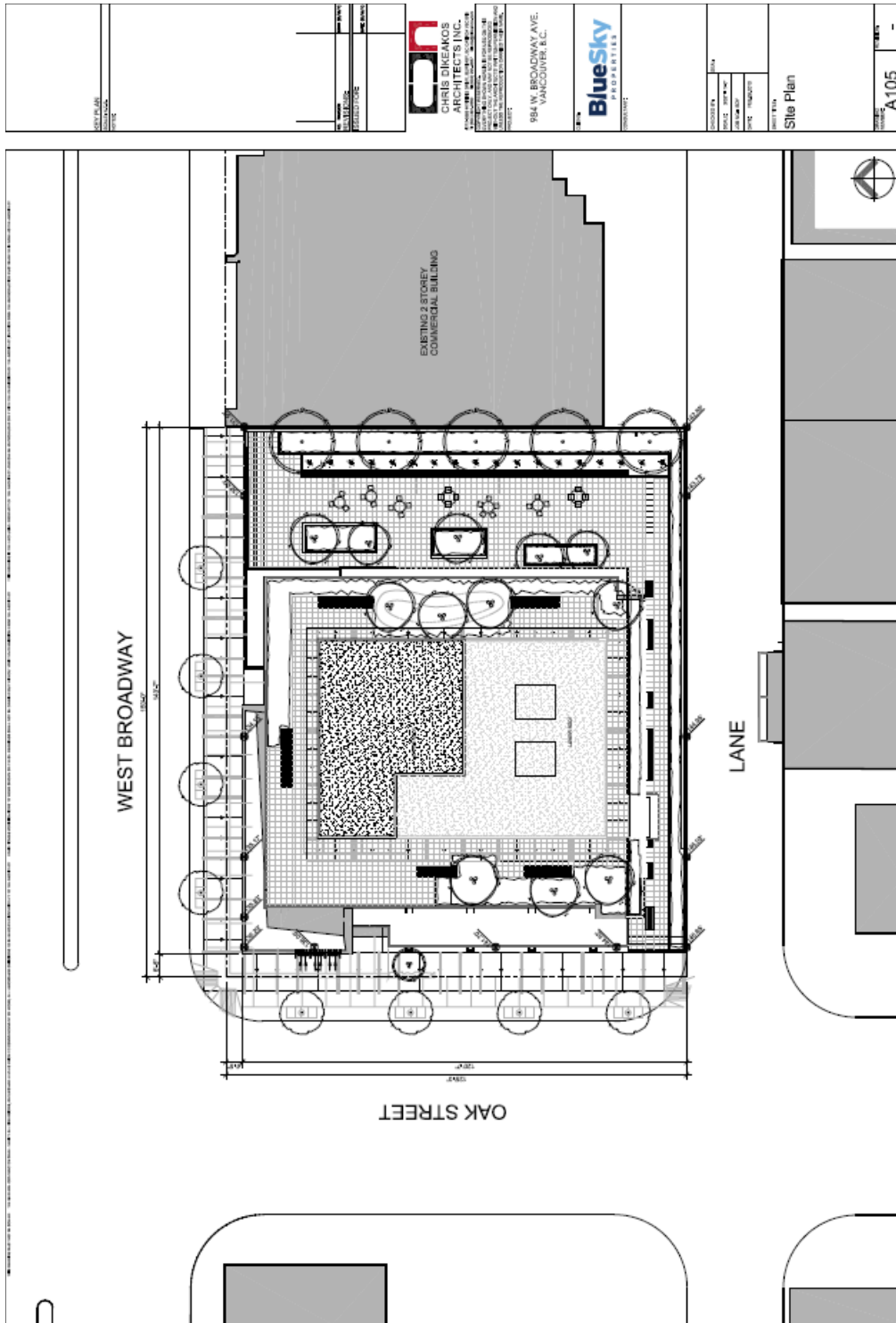
DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

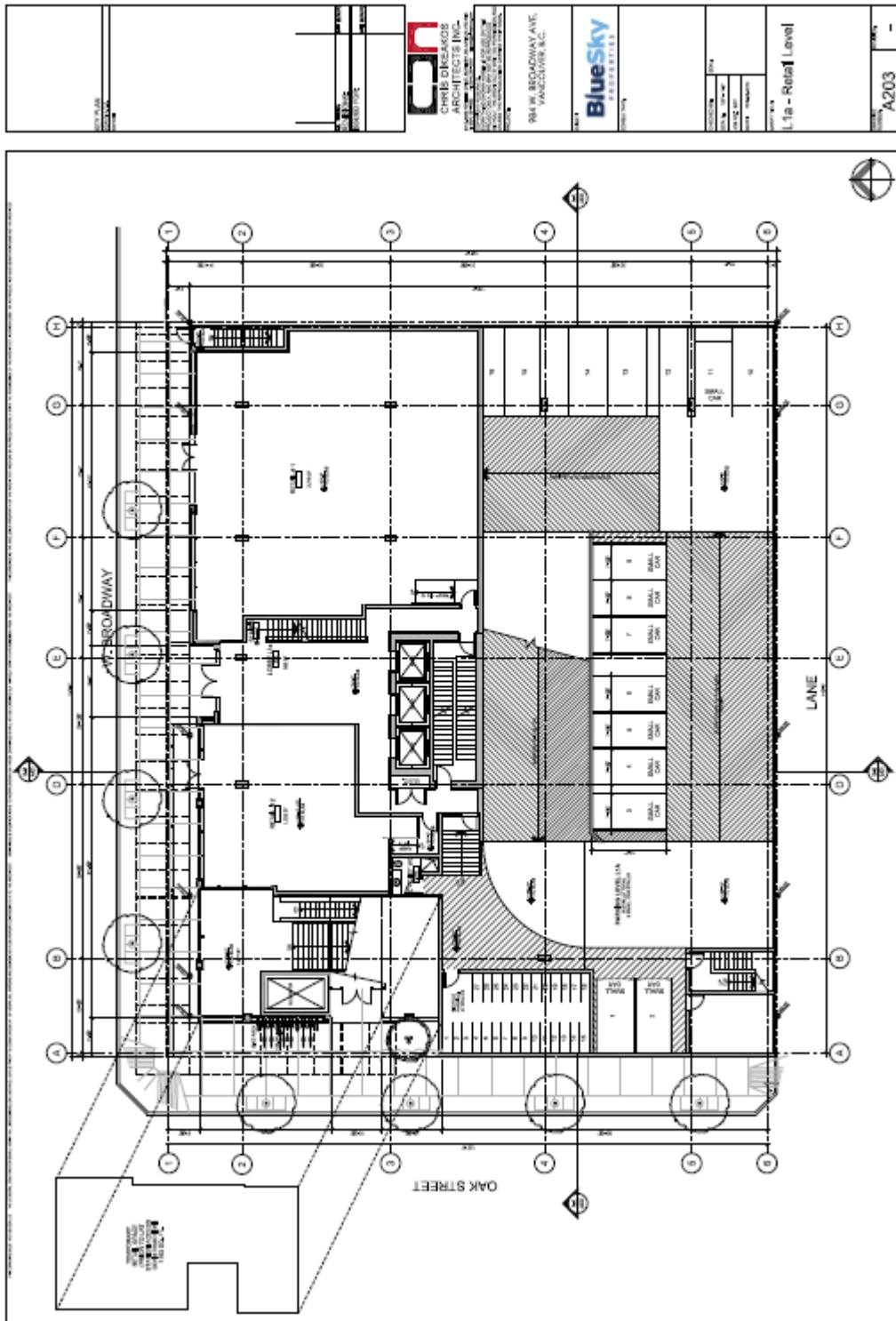
Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 984 West Broadway"

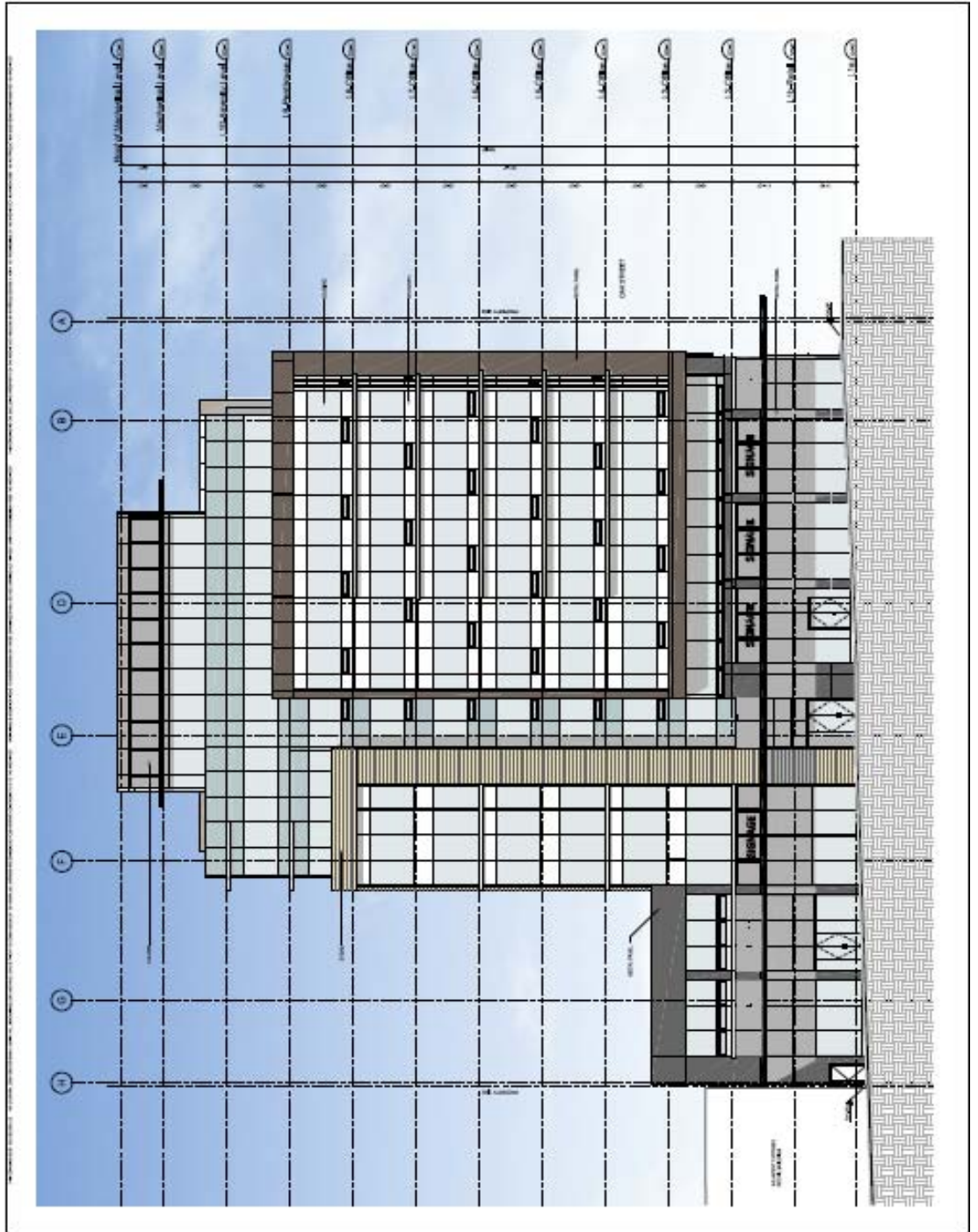
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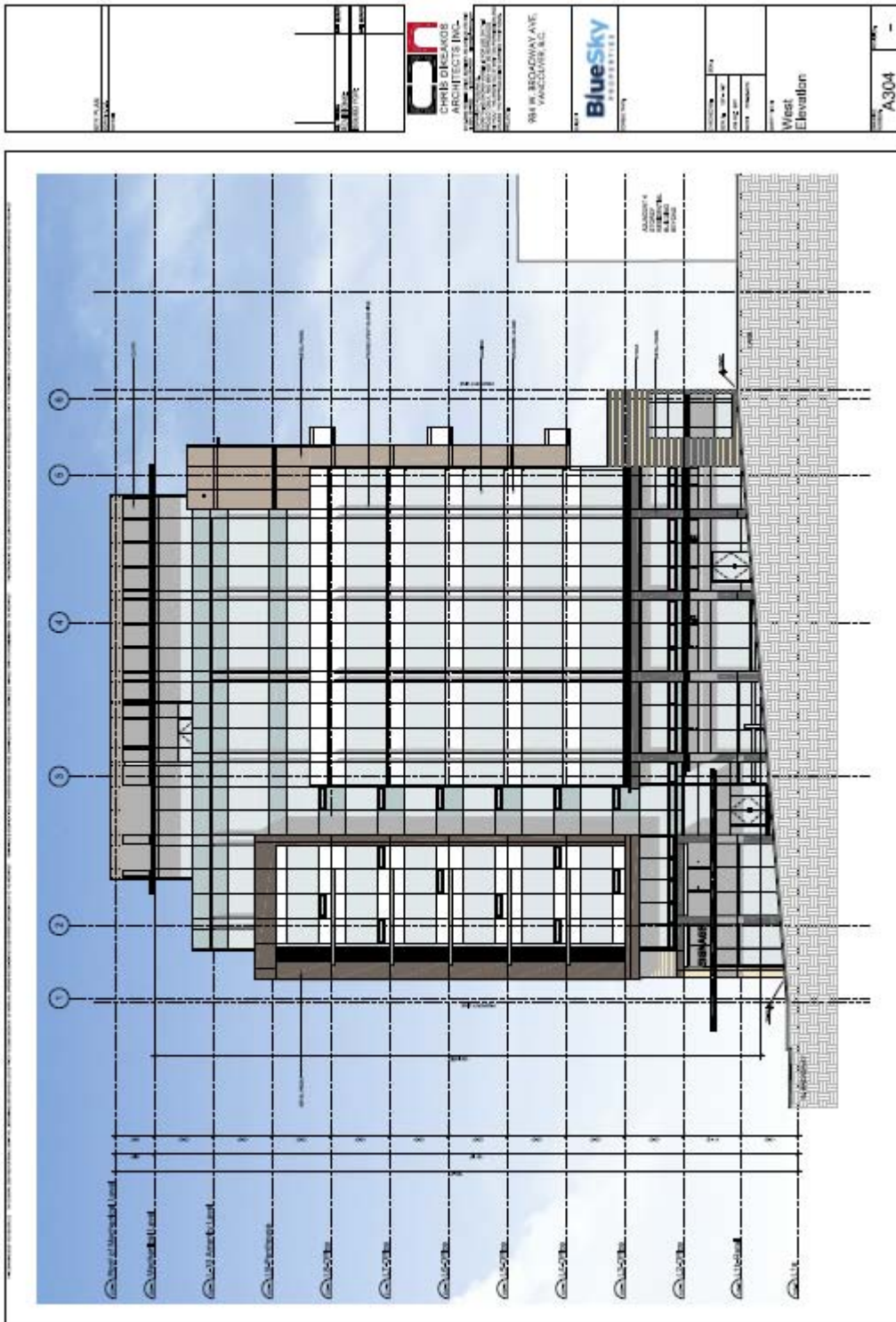
984 West Broadway Form of Development

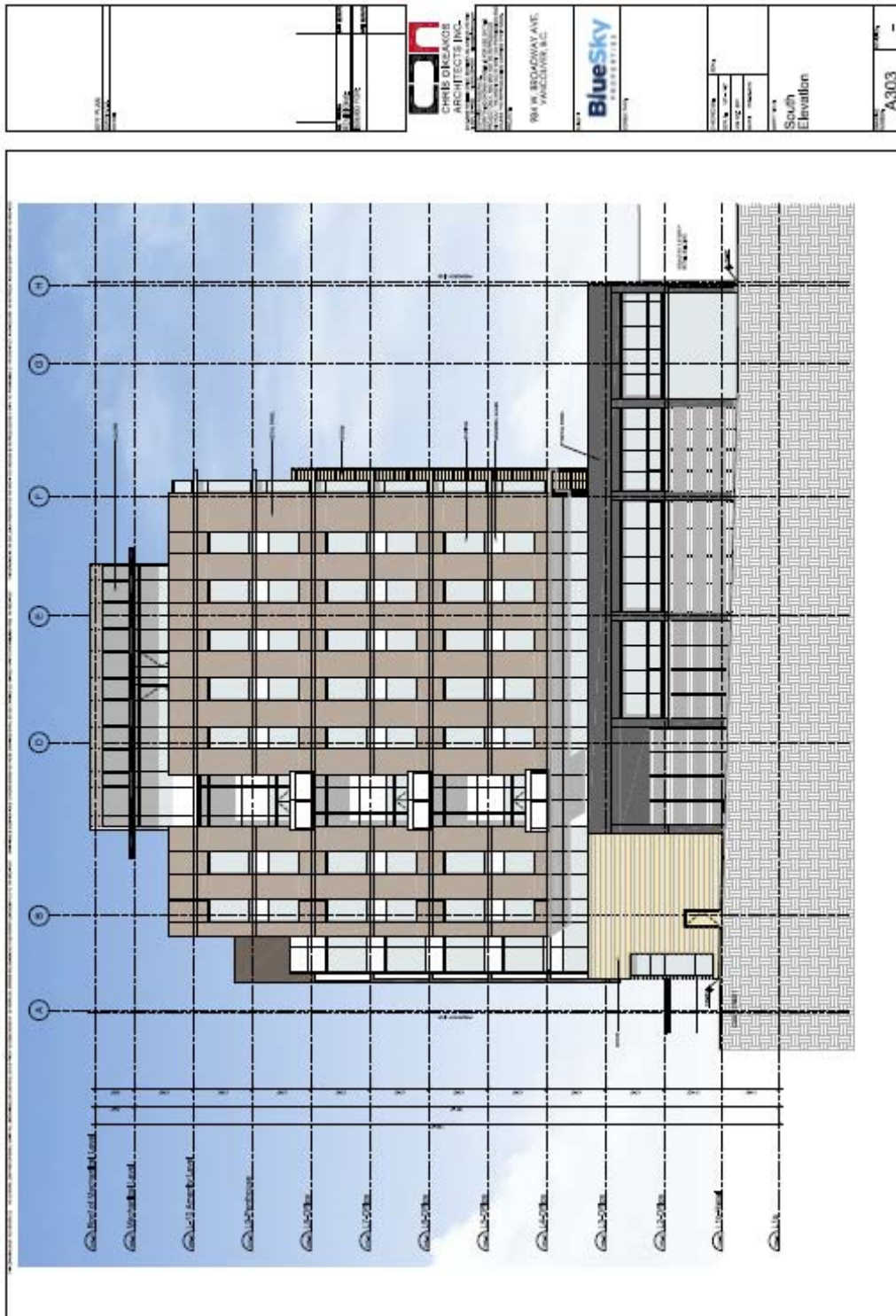


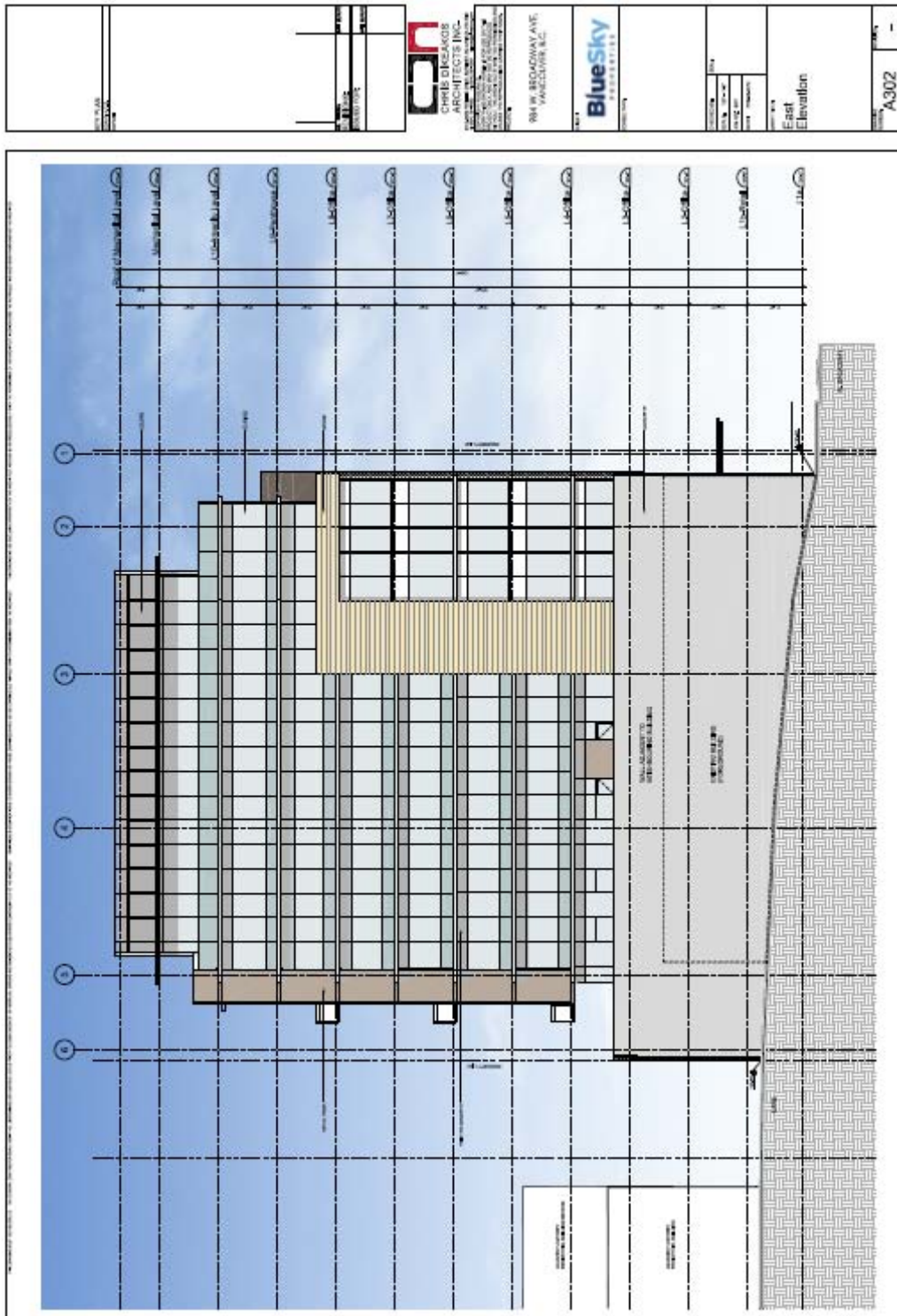


DATE: 11/11/11 BY: [Signature]	PROJECT: [Project Name]	DRAWING NO: A-301	SHEET NO: 1	SCALE: 1/8" = 1'-0"	PROJECT LOCATION: 784 W. BROADWAY AVE VANCOUVER, B.C.	ARCHITECT: CHRIS DIMAKIOS ARCHITECTS INC. 1000 - 1000 BROADWAY VANCOUVER, B.C. V6Z 2M7 TEL: 604-681-1111 FAX: 604-681-1112 WWW.DIMAKIOS.COM	OWNER: BlueSky PROPERTIES	DATE: 11/11/11	BY: [Signature]	CHECKED: [Signature]	APPROVED: [Signature]	North Elevation	A-301









ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 1 742 m² (18,750 sq. ft.) site is comprised of a single parcel at the southwest corner of Oak Street and Broadway. The site has a frontage of approximately 45.72 m (150 ft.) and a depth of approximately 38.10 m (125 ft.).

Proposed Development: A ten- storey mixed-use retail, service and office use building, over three levels of underground parking is proposed.

Public Input: A notification postcard was sent to 408 nearby property owners on March 29, 2010 and rezoning information signs were posted on the site on March 26, 2010. Five phone calls were received from residents and one person came to City Hall to view the plans. Nine letters expressing opposition were received from nearby residents stating the following principal concerns:

- impact of development on residents at 985 West 10th Avenue:
 - loss of views,
 - loss of light and privacy,
 - lowering of property values,
 - traffic in the lane,
 - not enough parking being provided;
- height of building - should not go over 6 storeys on Broadway;
- more office space is not needed in this area;
- sets a precedent for other redevelopment on Broadway;
- shadowing of building on north side of Broadway;
- should provide additional density and residential use to maximize the transit opportunity; and
- must ensure that the City is adequately compensated for the additional density.

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 the recommended conditions as shown in Appendix B.

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on March 10, 2010 and unanimously supported the proposed use, density and form of development and offered the following comments:

EVALUATION: SUPPORT (6-0)

- **Introduction:** Alison Higginson, Rezoning Planner, noted that the site is located at the south east corner of Oak Street and West Broadway. The site is in the Central Broadway Uptown Office District and the current zoning is C-3A which permits a maximum density of 3.3 FSR which includes a 10% heritage transfer. Across the lane to the south there is a RM-3 zoned multi dwelling site and the remainder of the block was rezoned to CD-1 to encourage conversion to hospital related uses. The CD-1 permits a density of 1.70 FSR. Rezoning is required for the subject site in terms of the requested FSR and building height. The proposed FSR is 5.15 in all commercial, retail service and office uses. The proposed

building height is 131 feet or 11 feet higher than the recommended maximum in the C-3A guidelines for the sub area. All of the uses can be considered under the current zoning. In terms of policy, the rezoning application is being considered under existing policy in the Central Plan and Metro Core Jobs and Economy Land Use Plan which will strongly support increasing commercial capacity in the Uptown Office District along central Broadway to capitalize on current and future transit investment. As part of the project, the applicant is proposing to accommodate a future connection to a transit station which is anticipated as part of the UBC line.

Dale Morgan, Development Planner, further described the proposal noting that the site is located on the south east corner of West Broadway and Oak Street. The present use of the site is a single storey commercial with parking at grade and on the roof. There is also a free standing sign and several small trees and shrubs scattered across the site. The Broadway corridor has a mix of older low rise commercial development with office towers that vary between six and nine storeys. New mixed high density residential has also been developed along West Broadway. Mr. Morgan described the context for the area noting that the zoning supports medical type uses. A ten foot set back has been requested to increase the distance between the CD-1 and RM-3 zones and Engineering has asked for a road dedication for a future widening of Oak Street and a portion of West Broadway (*ed. Correction - dedication is not required. A surface R/W to provide additional sidewalk width for pedestrians is required*). Access to the parking garage will be off the lane for the new project. The massing is based on a percentage of the frontage and typically has a low rise massing continuously across the site. The height is about eleven feet higher than what the guidelines recommend and as well the corner is considered to be a portal into Vancouver bringing views of the downtown core and the north shore mountains. Mr. Morgan noted that the applicant is planning to achieve LEED® Gold equivalency. Amenity space is planned for the top floor and as well there will be a garden on the podium with a water feature. The sidewalk will need to match City Engineering standards with a minimum width of 4 1/2 feet.

Advice from the Panel on this application is sought on the following:

1. Form of Development: C-3A has a maximum density of 3.3 FSR and a recommended height maximum of 120 feet and preferred office use for this part of Broadway. The application is proposing a density of 5.15 FSR and a height of 131 feet. Is the Panel supportive of the proposed density and height?
2. Building Massing and Expression: The C-3A guidelines limit building massing to a percentage of the site frontage; building heights above 70 feet up to 120 feet are 50% maximum of the site width. The applicant is proposing a building width for the high rise portion that represents 67% of the site width or 100 feet.
3. Public Realm: There is a requirement for possible 2.5 metre road widening of Oak Street and widening of the sidewalks along West Broadway, providing a minimum sidewalk width of 4.5 metres along both West Broadway and Oak Street. Given the potential location of a LRT transit station at this intersection, is this sidewalk width adequate, particularly at the station entry?
4. Sustainability: The applicant is seeking LEED® Gold equivalency. The Panel is asked to comment on the sustainable aspects of this application.

Ms. Higginson and Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** Richard Bernstein, Architect, further described the project noting that they have tried to address all the City policies. A community amenity contribution is planned through the rezoning in terms of including a transit station access on the corner of West Broadway and Oak Street. He noted that it is a very prominent corner and they wanted to capture the significant views by framing the corner of the building that would make a statement. The tallest element is supported by a secondary massing which creates a vertical break to lead the eye to the lobby access. Mr. Bernstein described the floor layouts noting that the office space could be used by either a single tenant or multiple users. The transit station access will include all the TransLink requirements for elevators, stairs and escalators. The retail functions will be grouped on West Broadway with access to the loading bays from the lane. Mr. Bernstein noted that the architectural expression was based on sustainability initiatives that will help reduce the heat gain on the south façade. Mr. Bernstein described the proposed materials for the project.

George Steeves, Sustainability Consultant, noted that the sustainable measures include low flow toilets and other green measures. They have done energy modeling on the building and as yet do not know what heating system they will use although they have looked at heat pumps and heat recovery.

Jennifer Stamp, Landscape Architect, described the landscape plans for the project noting that street trees will be added into the streetscape. There are two main amenity levels. The first one is adjacent to the office spaces and will be used as a space for office staff to take breaks. A water feature is being considered to help soften the street noises. The top penthouse level has two main uses. There will be a meeting room at the corner and an exercise room on the south end. The two areas are treated differently with consideration for the views. There will be a seating area on roof top deck near the meeting rooms with more garden space off the exercise room. A high efficiency irrigation system is planned with the use of a cistern.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 1. Consider refinement of façade detailing for added effectiveness with respect to both energy use and aesthetic consideration. This could include eliminating the east slab extensions and increasing solar shading on the west side;
 2. Consider LEED® certification; and
 3. Consider enhancing the corner distinctiveness now and in the future to enhance the visibility of the future transit station.
- **Related Commentary:** The Panel supported the proposal.

The Panel supported the height and density and form of development and thought the project had some unique opportunities because of the corner site. They also thought the massing was well considered and was compatible with other buildings along West Broadway. Most of the Panel thought the width of building was acceptable as they saw that the design made sense for the functional layout of the interior spaces. They added that the building

did not mimic the form of the other buildings along the street and helped to add some diversity.

The Panel supported the plans for the public realm and agreed that the transit station entry was adequate however they added that it could be made more distinctive. A couple of Panel members suggested making more of a statement with the articulation of the ground floor retail and to make the area more inviting. Another Panel member suggested using an art piece to announce the entry.

Most of the Panel encouraged the applicant to follow the LEED® process all the way through to certification. The Panel had some concerns regarding the slab extensions but felt there were some ways to resolve the issue although they did challenge the merits of using them as they felt they had little positive impact for sustainability and would not deal well with solar heat gain. One Panel member encouraged the applicant to pay more attention to the façade performance and the use of external shading elements especially on the west side of the building as they would be more effective than using slab extensions. Another Panel member noted that using vertical fins on the west façade would help with the early sun but not the sun in the later part of the day. One Panel member suggested using more passive elements and as well patterning of the metal panels to make the south facade more memorable as it will be seen from Oak Street by passing motorists. Another Panel member suggested the applicant look into having the building plug into a neighbourhood energy system.

- **Applicant's Response:** Mr. Bernstein noted that the client intends to move forward with the project. The application is both a rezoning and development permit application and hoped there was enough information for only one review of the project from the Panel.

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

Comments of the Applicant: The applicant has been provided with a copy of this report and concurs with the content and recommended conditions of approval.

* * * * *

4.0 Design Response & Rationale

The proposed office building to be constructed at Broadway and Oak in Vancouver has been designed to LEED Gold (equivalency) standards.

Our approach to achieving LEED Gold will include minimizing energy consumption (without incurring major additional capital cost). The major areas of energy consumption in an office building are lighting and the HVAC system.

The HVAC system proposed for this building will target four to five points in the Optimize Energy Performance Category. The system to be utilized for the building is expected to be either heat pumps, variable refrigerant flow or some form of fan powered variable air volume. A centralized Direct Digital Control system with the ability to remotely monitor and adjust system settings to minimize energy use will also be provided.

Separate individual control of perimeter zones, corner office zones and interior zones will be provided to maximize occupant comfort and minimize energy use.

Heating and cooling energy from washroom and general exhaust systems will be recovered and utilized in the building heating and cooling system when required.

Plumbing systems for the building will incorporate low flow fixtures to minimize water use. Energy for heating of domestic hot water will be minimized by providing heating at the point of use.

Other points have been earned for achieving densification of a sustainable site that is well serviced by public transportation. Additionally, alternate transportation is accommodated through ample bike storage and changing rooms and there is a significant community benefit provided in the form of access to a future planned LRT station. In the sustainable site category points are also earned for reduce site disturbance, negating the heat island effect and reducing light pollution.

With regard to the water efficiency category, points are earned for water efficient landscaping as well as up to a

LEED Equivalence and Check List

30% reduction in water use.

Multiple points are earned in the materials and resources category for construction waste management, use of recycled content, regional and renewable materials.

Multiple points are also earned for indoor environmental quality, including CO₂ monitoring, ventilation, construction management plan, low VOCs, thermal control and comfort and day lighting.

Finally additional points are earned for design innovation, green building education, and use of a LEED accredited professional.



LEED Canada-NC 1.0 Project Checklist

Project Name		984 West Broadway		14 Points	
Yes	No	7	3	4	14 Points
Sustainable Sites					
Prereq 1 Erosion & Sedimentation Control					
Y					Required
Credit 1 Site Selection					
1					1
Credit 2 Development Density					
1					1
Credit 3 Redevelopment of Contaminated Site					
1					1
Credit 4.1 Alternative Transportation, Bicycle Storage & Changing Rooms					
1					1
Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms					
1					1
Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles					
1					1
Credit 4.4 Alternative Transportation, Parking Capacity					
1					1
Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space					
1					1
Credit 5.2 Reduced Site Disturbance, Development Footprint					
1					1
Credit 6.1 Stormwater Management, Rate and Quantity					
1					1
Credit 6.2 Stormwater Management, Treatment					
1					1
Credit 7.1 Heat Island Effect, Non-Roof					
1					1
Credit 7.2 Heat Island Effect, Roof					
1					1
Credit 8 Light Pollution Reduction					
1					1
Water Efficiency					
4	1				5 Points
Credit 1.1 Water Efficient Landscaping, Reduce by 50%					
1					1
Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation					
1					1
Credit 2 Innovative Wastewater Technologies					
1					1
Credit 3.1 Water Use Reduction, 20% Reduction					
1					1
Credit 3.2 Water Use Reduction, 30% Reduction					
1					1
Energy & Atmosphere					
6	5				17 Points
Prereq 1 Fundamental Building Systems Commissioning					
Y					Required
Prereq 2 Minimum Energy Performance					
Y					Required
Prereq 3 CFC Reduction in HVAC&R Equipment					
4	1				1 to 10
Credit 1 Optimize Energy Performance					
1					1
Credit 2.1 Renewable Energy, 5%					
1					1
Credit 2.2 Renewable Energy, 10%					
1					1
Credit 2.3 Renewable Energy, 20%					
1					1
Credit 3 Best Practice Commissioning					
1					1
Credit 4 Ozone Protection					
1					1
Credit 5 Measurement & Verification					
1					1
Credit 6 Green Power					
1					1

Project Name		984 West Broadway		14 Points	
Yes	No	5	1	No	14 Points
Materials & Resources					
Prereq 1 Storage & Collection of Recyclables					
Y					Required
Credit 1.1 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof					
1					1
Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof					
1					1
Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements					
1					1
Credit 2.1 Construction Waste Management: Divert 50% from Landfill					
1					1
Credit 2.2 Construction Waste Management: Divert 75% from Landfill					
1					1
Credit 3.1 Resource Reuse: 5%					
1					1
Credit 3.2 Resource Reuse: 10%					
1					1
Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/2 post-industrial)					
1					1
Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial)					
1					1
Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally					
1					1
Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally					
1					1
Credit 6 Rapidly Renewable Materials					
1					1
Credit 7 Certified Wood					
1					1
Credit 8 Durable Building					
1					1
Indoor Environmental Quality					
13	2				15 Points
Prereq 1 Minimum IAQ Performance					
Y					Required
Prereq 2 Environmental Tobacco Smoke (ETS) Control					
Y					Required
Credit 1 Carbon Dioxide (CO ₂) Monitoring					
1					1
Credit 2 Ventilation Effectiveness					
1					1
Credit 3.1 Construction IAQ Management Plan: During Construction					
1					1
Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy					
1					1
Credit 4.1 Low-Emitting Materials: Adhesives & Sealants					
1					1
Credit 4.2 Low-Emitting Materials: Paints and Coating					
1					1
Credit 4.3 Low-Emitting Materials: Carpet					
1					1
Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives					
1					1
Credit 5 Indoor Chemical & Pollutant Source Control					
1					1
Credit 6.1 Controllability of Systems: Perimeter Spaces					
1					1
Credit 6.2 Controllability of Systems: Non-Perimeter Spaces					
1					1
Credit 7.1 Thermal Comfort: Compliance					
1					1
Credit 7.2 Thermal Comfort: Monitoring					
1					1
Credit 8.1 Daylight & Views: Daylight 75% of Spaces					
1					1
Credit 8.2 Daylight & Views: Views 90% of Spaces					
1					1
Innovation & Design Process					
5					5 Points
Credit 1.1 Innovation in Design - Exemplary Performance SSc7.1					
1					1
Credit 1.2 Innovation in Design - Exemplary Performance SSc4.1					
1					1
Credit 1.3 Innovation in Design - Green building education					
1					1
Credit 1.4 Water Use Reduction, 40% Reduction					
1					1
Credit 2 LEED® Accredited Professional					
1					1
Project Totals (pre-certification estimates)					
40	5	9			70 Points

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

984 West Broadway

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	984 West Broadway
Legal Description	Lot B, Block 356, D.L. 526, Plan 590 PID: 015-184-676
Applicant	Richard Bernstein, Chris Dikeakos Architects, Inc.
Architect	As above
Property Owner	F.G.L. Newton
Developer	Blue Sky Properties

SITE STATISTICS

SITE AREA	1 742 m ² (18,750 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-3A	CD-1	
USES	Residential, Commercial	Commercial (retail, service, office)	
MAX. FLOOR SPACE RATIO	3.0 (+ 10% heritage density transfer)	5.22	
MAXIMUM HEIGHT	120 ft. Guideline recommended	132 ft. to top of slab above the amenity room, 139 ft. to top of mechanical	
FLOOR AREA - RETAIL		11,055 sq. ft.	
FLOOR AREA - OFFICE		79,477 sq. ft.	
PARKING PROPOSED		126 spaces	

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