

SUMMARY AND RECOMMENDATION

4. REZONING: 3030 East Broadway

Summary: To rezone 3030 East Broadway from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to remove floor space restrictions on General Office Uses and to permit a phased development of five office buildings. The site's overall density would remain consistent with the existing I-2 zoning at a floor space ratio (FSR) of 3.0 or 89,396 m² (962,287 sq. ft.). A building height of 31.7 m (104 ft.) is proposed.

Applicant: Ms. Hanna Brus, B+H Bunting Coady Architects

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by B+H Bunting Coady Architects on behalf of Broadway - Hebb Property Inc. to rezone 3030 East Broadway [*PID: 010-563-199, Lot 1 Except: Firstly; Part in Explanatory Plan 4125 Secondly; Part in Plan LMP 49775 south east 1/4 of Section 36 Town of Hastings Suburban Lands Plan 7576, and PID: 010-563-237, Lot 2 south west 1/4 of Section 37 Town of Hastings Suburban Lands Plan 7576*] from I-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit additional office use at 3.0 floor space ratio and building height of 31.7 m (104 ft.), generally as presented in Appendix A of the Policy Report dated April 30, 2013, entitled "CD-1 Rezoning - 3030 East Broadway (Broadway Tech Centre East)", be approved subject to the following conditions:

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 B+H Bunting Coady Architects Inc. and stamped "Received City Planning Department, April 18, 2011", subject to the following conditions, provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

1. Design development to the exterior character and outdoor spaces to create more distinctive and visually engaging buildings with actively used outdoor spaces.

Note to Applicant: Demonstrate how the goals for street and architectural character in the area are met. Provide a design rationale with reference from the relevant sections of the Grandview Boundary Industrial Area guidelines to

illustrative plan and elevation drawings in the application. See sections 2 through 5 of the guidelines. At least 75% of the wall area of exterior façades should be clear and transparent glazing where they face into a significant open space, to maintain a visual connection between people inside and outside. Buildings in excess of 200 feet long should be more varied and articulated in plan, especially the sides of Building C and D that face the public street. Consider the comments of the Urban Design Panel, and how more colour, sustainable design features, and art can be integrated into the exterior design.

2. Clarification on all plans and elevations that proposed canopies will provide continuous and effective weather protection.

Note to Applicant: Some plans appear to show gaps in coverage. The horizontal extension of canopies should be proportional to their height above ground, with at least a 70% width to height ratio. Design should also integrate non-commercial signage, for wayfinding, and safety lighting. See sections 2.7 and 2.11.2 of the guidelines. See also Landscape conditions.

3. Identification on site plans and landscape plans of intended pedestrian routes through the site, coordinated with legal agreements to secure public passage.

Note to Applicant: Routes should be clearly labelled, generous in width, readily legible and direct, and consistent among documents. See section 2.11.2 of the guidelines.

4. Design development to the southwest plaza to better develop the space to create more pedestrian interest, support cyclists, and improve the local environment.

Note to Applicant: See Engineering, Landscape, Sustainability and Parks conditions, and show how the design will build on these requirements and local opportunities like the Central Valley Greenway to create an enhanced plaza. Consider what sustainable design features, such as rainwater management, could be expressed in this highly visible area. See the area guidelines on minimizing hard surfaces, and consider what further improvements on site can support the social and sustainable benefits of Still Creek. Refer to specific built features on the drawings that will reduce surface run-off or contamination of Still Creek. See sections 7.1, 8.2, 10.1, and 10.2 of the guidelines.

5. Provision of detailed designs to reduce to a minimum the height and visual impact of rooftop mechanical, elevator, or other structures relative to residential properties.

Note to Applicant: The width extending from east to west and the vertical height should be minimized through the mechanical and elevator design. Consider the use of more creatively designed enclosures and planted green screening.

6. Consideration to adjust building spacing, heights, and open space sizes to improve sunlight access and permit a wider range of activities for outdoor areas on the site.

Note to Applicant: Site coverage, excluding weather protection and underground floors below the plaza, should not exceed 50 per cent.

7. Confirmation on the plans that all electric transformers shall be located indoors.

Crime Prevention Through Environmental Design (CPTED)

8. Design development to show a detailed response to CPTED principles, with reference to specific design features noted on the plans and elevation.

Note to Applicant: In addition to the typical issues of break and enter, theft from automobiles, and vandalism, consider the particular issues likely to occur on this site due to the creation of internalized outdoor space that will be poorly surveilled from the street, especially after normal office hours. See also section 8.6 of the guidelines.

Landscape Design

9. Design development to retain and protect as many healthy mature trees as possible.
10. A tree retention/removal/replacement plan to be provided to clearly indicate tree types and a schedule of tree type, size and quantity.
11. Design development to allow for adequate depth of soil for all proposed planting over parkade slab, including 2.5' to 3' minimum depth for 25 and 50-year trees.

Note to Applicant: Soils should meet or exceed the latest edition of the BCLNA Landscape Standards.

12. Design development to provide clear site access and wayfinding through the entire open space system.
13. Design development to enhance north-south (transit linked) and east-west (campus linked) connectivity, by clearly delineating paths for pedestrians and bikes at grade, guided by wayfinding signage.
14. Provision of detail or image illustrating proposed entry announcements and presentation to public realm at pedestrian entrances to the site
15. A full Landscape Plan to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material 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.

16. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm and dimension depth of proposed planting on structures.
17. A high-efficiency irrigation system for automatic watering or adequate hose bibs for hand-watering to be provided on all planted rooftops, in all landscape common areas (illustrated on the Landscape Plan).
18. New street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Amit Gandha (604-257-8587) of Park Board regarding tree species.
19. Suitable screening, such as trellis and vines or similar devise, to be provided over the underground garage access ramps.
20. Large scale sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.
21. A Landscape Lighting Plan to be provided for security purposes.
22. Design development to allow clear visibility, lighting, site usage opportunities and other CPTED related principles, with special attention at Hebb Avenue and Broadway interfaces.
23. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

Green Buildings

24. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development; and notation of

the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and certification of the project is also required under the policy.

Sustainable Larger Sites

25. An approach to Sustainable Site Design shall be taken and where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.
26. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

27. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

28. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition 15, above).

Low Carbon Energy System

29. Implement a Low Carbon Energy System for the development which reduces greenhouse gas emissions by a minimum of 50% relative to a business as usual approach (where space and domestic hot water heating would otherwise be met through natural gas combustion and through the use of chillers and cooling towers for any space cooling requirements), OR provide for district energy connectable building mechanical design. For the latter, the building

heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment for the development, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

30. Where a Low Carbon Energy System is pursued on-site, provide for any further feasibility studies and technical investigations required to confirm the economic and technical viability of the preferred approach to implementing the Low Carbon Energy technology (i.e. geexchange or alternative) to the satisfaction of the General Manager of Engineering Services.
31. Where a Low Carbon Energy System is pursued on-site, the energy system shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports. The applicant shall refer to the *Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems* for a summary of minimum requirements.
32. Detailed design of the Low Carbon Energy System, where applicable, and building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.
33. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas-fired make-up air heaters.

Engineering

34. Provision of a revised Traffic and Parking Study to the satisfaction of the General Manager of Engineering Services.
Note to applicant: The study should include information regarding the parking utilization on the adjacent site and a rationale for the number of spaces being provided as this site is in close proximity to rapid transit, bus service and the Central Valley Greenway.

35. Clarify the south property-line dimension. As shown on page A101 it is more than 3 feet longer than either City records or the surveyor's plan submitted in the original application.
36. The design of all driveway crossings into the site will be to the satisfaction of the General Manager of Engineering Services. Delete curb returns and show standard commercial crossings. A crossing application will be required.
37. Number all parking spaces.
38. Confirm that 2.3 m of minimum vertical clearance is provided at the bridge at gridline M/5 on drawing A205.
39. Provide an alcove to recess the bike room access from the drive aisle on gridline A5 on drawing A205.
40. Parking ramps with parking spaces along the slope should have a maximum slope of 5 percent.
Note to applicant: The ramp slopes calculate to 6-9% using the design elevations shown.
41. Provide a minimum 20-ft. wide gate for the entrance into the Loading Area at gridline N/8 on drawing A204.
42. Confirm that all parking access from the street provides a minimum of 7'-6½" (2.3 m) of vertical clearance and all loading access from the street provides a minimum of 12'-6" (3.8 m) of vertical clearance.
43. Modify the hatched markings on P3 and P4 between gridlines E-K and 4-12 that indicate pedestrian space to zebra crosswalk markings where the path crosses a manoeuvring aisle.

Note to applicant: Reduce the area that is being marked, especially by the elevators to focus the pedestrians into one crossing location.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall, on terms and conditions satisfactory to the Director of Legal Services and satisfactory to the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of the site into a single lot.

2. Release of Easement & Indemnity Agreement 373007M (for 8 commercial crossings) prior to building occupancy. (A letter of undertaking is required).
3. If no longer required by BC Hydro, arrangements must be made with BC Hydro for the release of Statutory Right of Way BR31126. (Confirmation from BC Hydro is required).
4. Provision of statutory rights of way for east-west and north-south public, universally accessible, pedestrian access through the site at proposed primary pedestrian circulation lines generally as shown in red in Diagram 1, below.

Note to Applicant: The use of elevators may be necessary to provide universal accessibility between the lower plaza on Hebb Avenue to the inner courtyard and to the upper plaza on Broadway. Ownership and maintenance of the elevators, and of any other feature necessary to provide this connection, are to be the responsibility of the development. The SRW agreement (BB0833112) used for 2900 East Broadway (Tech Centre West) may be used as a precedent.

Diagram 1 - primary pedestrian circulation



5. Provision of a statutory right of way for space to accommodate a Public Bike Share Station (PBS);

Note to Applicant: The PBS space is to be a minimum of 15 m x 4 m in size and is to be near the intersection of Hebb Avenue and Nootka Street. Placement must consider strong solar exposure and power must be supplied to the PBS.

6. Provision of dedications to achieve the desired Hebb Avenue curb and sidewalk alignments to accommodate the final street design.

7. Provision of a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights of way for the Services are provided. No development permit for the site will be issued until the securities for the services are completed. Further details of what is to be included in the Services Agreement are listed below. The Services Agreement may provide for a phased delivery of the works acceptable to the General Manager of Engineering Services:

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant’s mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary, then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Provision of features such as curb bulges, signage, landscaping and lighting to identify the mid-block pedestrian connection proposed between this site and the existing development to the west at Virtual Way.

Note to Applicant: A separate application and approval from the General Manager of Engineering Services is required.

- (iii) Provision of a fully actuated traffic signal and related infrastructure and street works, at the intersection of the south leg of Lillooet Street and Broadway within 10 years of occupancy of the last building of the development, at a time to be determined in the sole discretion of the General Manager of Engineering Services. The developer to be responsible for 100% of the cost of the signal works and installation.
- (iv) Provision of traffic control measures at Hebb Avenue and Renfrew Street, should it be needed, within 5 years of occupancy of the last building of the development to address increased crossings of the Central Valley Greenway, to the satisfaction of the General Manager of Engineering Services.
- (v) Provision of improvements to Hebb Avenue from Nootka Street to Lillooet Street in keeping with the Central Valley Greenway standards. The boulevard treatments should be similar to the treatment of Hebb Avenue west of this site and should include the following:

- New sidewalks where necessary, at a minimum of 1.8 m in width;

- New or adjusted curbs on the north side of Hebb Avenue to match alignments to the west or to include the proposed lay-by/drop-offs should they be acceptable to the General Manager of Engineering Services. (Note: a review will be undertaken to determine an acceptable road design along Hebb Avenue);
 - Upgraded or new street lighting to greenways standards (full cut-off LED); and
 - A separate bike ramp on the south side of Hebb Avenue at the intersection with Nootka Street.
- (vi) Improvements to existing street lighting levels on all frontages of the site to meet current lighting standards.
- (vii) Provision of a minimum of four Central Valley Greenway chairs to be provided on the plaza at the corner of Nootka Street and Hebb Avenue.
- (viii) Provision of a drinking fountain on public property in close proximity to Nootka Street and Hebb Avenue and fully accessible to pedestrians and cyclists. The fountain will require a separate service connection paid for by the developer.
- (ix) Provision of street trees adjacent all frontages of the site where space permits.
8. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plants (including but not limited to junction boxes, switchgear, pad mounted transformers and kiosks) are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right of way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Low Carbon Energy System

9. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary to implement and operate a Low Carbon Energy System or connect to a future Low Carbon District Energy System if and when the opportunity is available and in accordance with the City's policy for District Energy Connectivity Standards, which may include but are not limited to agreements which:
- (i) For an on-site Low Carbon Energy System:
 - a. require the implementation and operation of the Low Carbon Energy System for the development that meets the greenhouse gas reduction targets detailed in Condition (b)29;

- b. require buildings on the site to connect to the Low Carbon Energy System;
 - c. grant the operator access to the Low Carbon Energy System;
 - d. require the delivery to the City of detailed performance reporting on the Low Carbon Energy System, on a schedule, containing information, and prepared in a form required by the General Manager of Engineering Services.
- (ii) For connection to a future Low Carbon District Energy System:
- a. Require the buildings on the site to connect to the Low Carbon District Energy System at such time that one becomes available;
 - b. Grant the operator of the District Energy System access to the building mechanical system and thermal energy system - related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonably required by the Applicant; and
 - c. Provide for adequate and appropriate space to be utilized for an energy transfer station (to be secured either through a long-term lease or through an assignable option to purchase agreement).

Soils

If applicable:

- 10. Submit a site profile to the Environmental Protection Branch (EPB);
- 11. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- 12. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Public Art

- 13. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager

Note to Applicant: Please call Bryan Newson, Public Art Program Manager, at 604-871-6002, to discuss your application.

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 sites 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-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 District in accordance with Schedule B to the Sign By-law [assigned Schedule "B" I-2], generally as set out in Appendix C of the Policy Report dated April 30, 2013, entitled "CD-1 Rezoning - 3030 East Broadway (Broadway Tech Centre East)", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated April 30, 2013, entitled "CD-1 Rezoning - 3030 East Broadway (Broadway Tech Centre East)".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law to include this CD-1 and to provide parking regulations, generally as set out in Appendix C of the Policy Report dated April 30, 2013, entitled "CD-1 Rezoning - 3030 East Broadway (Broadway Tech Centre East)".
- E. THAT Recommendations A through D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw 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.

(RZ - 3030 East Broadway)