



CITY OF VANCOUVER

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 21, 2009
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 VanRIMS No.: 08-2000-11
 Meeting Date: July 28, 2009

TO: Vancouver City Council
 FROM: Director of Planning
 SUBJECT: CD-1 Rezoning - 887 Great Northern Way

RECOMMENDATION

A. THAT the application by Musson Cattell Mackey Partnership to rezone 887 Great Northern Way (Lot F, D.L. 264A and D.L. 2037, Plan LMP38193 PID: 024 175 650) from I-3 to CD-1, to allow an existing bio-technology building to convert to 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 provisions, generally as presented in Appendix A; and
- (ii) the recommendation of the Director of Planning to approve.

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

B. THAT if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (I-3), as set out in Appendix B, be referred to the same Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix B for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council Policies for this site include:

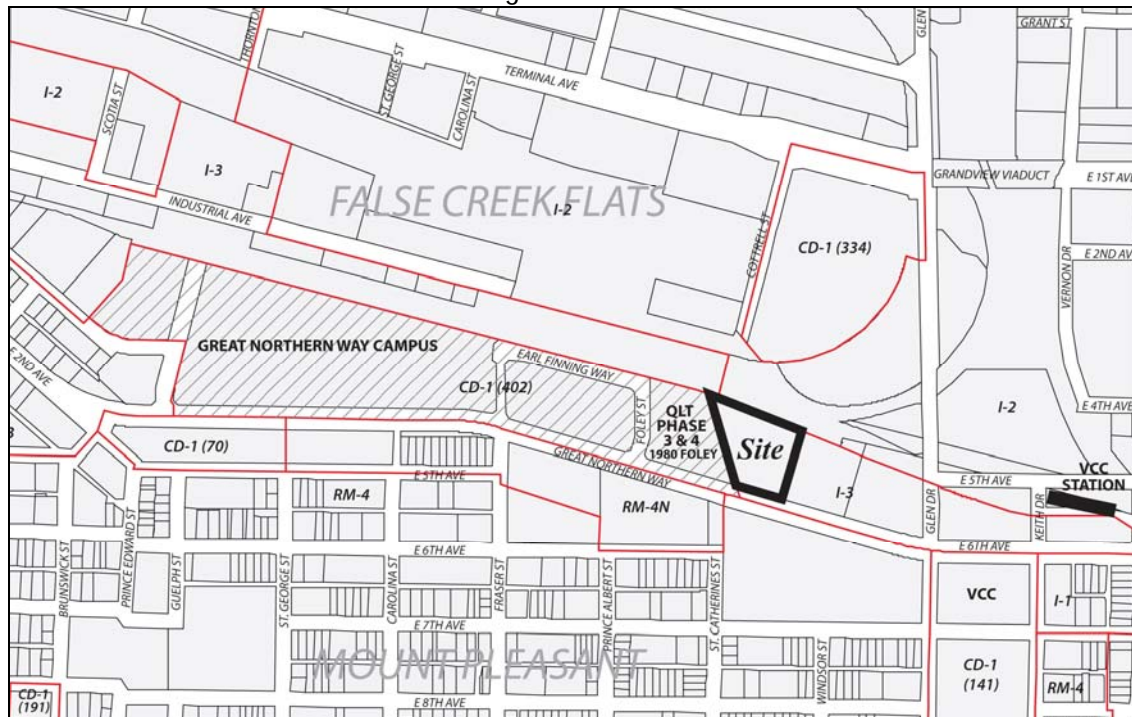
- I-3 District Guidelines, False Creek Flats (2002)
- False Creek Flats Rezoning Policy: Additional General Office Use in "High Technology" Districts (2009)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- EcoDensity Action Items A-1 and A-2 (2008)
- Financing Growth Policy (CAC) (1999, last amended 2006)

PURPOSE AND SUMMARY

This report assesses an application by Musson Cattell Mackey (MCM) Partnership to rezone the site at 887 Great Northern Way from I-3 (High Tech Industrial) District to a CD-1 (Comprehensive Development) District. The CD-1 zoning proposed would be more permissive of General Office use and it adds other service-oriented office uses, in accordance with Council's recent approval of the False Creek Flats Rezoning Policy, broadening the range of office uses permitted in areas zoned for high technology.

Staff support the proposal and recommend that the application be referred to a public hearing and approved.

Figure 1 - Site



BACKGROUND

The site is located immediately east of the Great Northern Way Campus and was developed in 1999 as Phases 1 and 2 of planned facilities for Quadralogic Technologies (QLT), a global biopharmaceutical company. The site immediately to the west, Sub-area 1 of the Great Northern Way Campus (1980 Foley Street), was intended to be developed as the third and fourth phases of facilities for QLT. A Development Permit for Phases 3 and 4 was issued in 2004, but the project has not proceeded. A rezoning application for 1980 Foley Street has also been submitted and is the subject of a separate report.

QLT has downsized their operations and both of their sites have been sold to a new owner – Discovery Parks Trust – who has been challenged to find tenants within the restricted category of “information technology” office use.

The high-tech sector has not grown as quickly as was anticipated and at the same time, the demand for general office uses in the area has increased. For this reason, and in advance of the anticipated False Creek Flats Planning Program, Council adopted in April 2009 the new Rezoning Policy to allow general office uses, provided that the site is close to rapid transit. The policy also specifies that the restrictions on service-oriented office uses, such as banks and medical offices, be removed for the rezoned sites.

DISCUSSION

Proximity to transit – The rezoning policy calls for sites to be located in close proximity to transit. The rezoning site is located approximately 350 m west of the VCC/Clark Millennium Line SkyTrain station. There is also potential for a new station to be located within the Great Northern Way Campus as part of the UBC Line Rapid Transit expansion project.

Use, Density and Form of Development – The application proposes to incorporate most of the uses now permitted in the I-3 District, and would be consistent with the text amendment recommended to CD-1 #402, for Sub-area 1 of the Great Northern Way Campus.

The existing form of development was approved in 1998 in accordance with the I-2 District Schedule, prior to the site being rezoned to I-3 in 1999. The form of development is not anticipated to materially change as a result of this proposed rezoning. A Development Application will be required to authorize the change of use of various parts of the buildings, however no significant alternations are expected. The existing Phase 1 and 2 buildings are developed at a density of 2.28 Floor Space Ratio (FSR). The I-3 District permits a maximum density of 3.0 FSR. The proposed CD-1 by-law provisions also specify a maximum FSR of 3.0.

Sustainability – For all 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, with specific targets, or an equivalent achievement in green design. Since the building is already constructed, staff recommend that the owner instead commit to establishing improvements, operations or other measures at the Development Permit stage which are equivalent to LEED™ Silver at a minimum and which optimize energy, water and storm water performance.

EcoDensity Action A-2: Rezoning Policy for “Greener Larger Sites” would normally apply to a rezoning application on a site larger than 2 acres and requires a range of studies to be provided. However, staff note that in this instance the application seeks only to change the permitted type of office use in parts of the building, in accordance with the new False Creek Flats Rezoning Policy. In addition, no significant changes to the previously approved form of development are sought. In these circumstances, the normal application of Action Item A-2 is not recommended. Staff recommend instead that the owner investigate at the Development Permit stage the feasibility of retrofitting the building in the future, should a District Energy facility be provided in the Great Northern Way Campus or elsewhere in the area.

Community Amenity Contributions – The City’s Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. This contribution is generally evaluated by staff in relation to the increase in land value expected to result from rezoning approval. Discussions with the applicant are underway and will be reported to Council at, or prior to, the public hearing.

Development Cost Levies are applicable only to newly constructed floor space. As no new floor area is proposed to be constructed, no DCL is anticipated.

FINANCIAL IMPLICATIONS

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

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

Planning staff reviewed the application to rezone this site from I-3 to CD-1 and to allow an existing bio-technology building to convert to General Office use and to permit Financial Institution, Health Care Office and Health Enhancement Centre, 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.

* * * * *

887 Great Northern Way
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.

1 Definitions

High-Tech and Light Industrial Uses means the research, development, assembly and manufacturing functions of high-technology industries including, computers, software, telecommunications, bio-medical technologies, multimedia, film post-production, scientific and control instruments, and energy and environmental technologies, as well as these light industries: batteries manufacturing, brewing and distilling, electrical products or appliances manufacturing, paper products manufacturing, printing and publishing, public authority use, public utility, radio communications station, storage warehouse and wholesaling-Class A.

2 Uses

- (a) Child Day-Care Facility;
- (b) Cultural and Recreational Uses, but not including Casino-Class 1, Casino-Class 2, Golf Course or Driving Range, Marina, Riding Ring, Stadium or Arena, and Zoo or Botanical Garden;
- (c) High-Tech and Light Industrial Uses;
- (d) Institutional Uses, limited to School - University or College;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (h) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-Rub Parlour, Drive-Through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Repair Shop-Class B, Restaurant-Drive-In, and Sign Painting Shop; and
- (i) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio for all uses combined must not exceed 3.0.

3.2 The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following will be excluded in the computation of floor area:

- (a) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (b) (the portion of a floor used for off-street parking, loading, and bicycle storage that, for each parking area, is at or below the base surface;
- (c) areas of undeveloped floors which are located above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
- (d) amenity areas accessory to industrial and office uses, provided that the total area excluded, which is at or above the base surface, does not exceed 6 000 m²;
- (e) childcare facility areas;
- (f) 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
- (g) with respect to exterior:
 - wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation; or
 - 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 this section meets the standards set out therein.

4 Height

The maximum building height, but excluding the mechanical penthouse and roof, must be 30.5 m.

5 Parking, Loading and Bicycle Parking

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

887 Great Northern Way
DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6512

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

“887 Great Northern Way [CD-1 #] [By-law #] B (I-3)”