

5. REZONING: 1077 Great Northern Way

Summary: To rezone both 1077 Great Northern Way from I-3 (Industrial) District and 2099 Glen Drive from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. The purpose of the rezoning is to remove restrictions on the amount of office space allowed and permit the development of a new five-storey office headquarters for Mountain Equipment Co-op. The proposal would see a three-phased development with a total floor space ratio (FSR) of 1.8. The maximum height of the proposed building would be 30.5 metres.

Applicant: Mr. Ron Clay (Associate), Proscenium Architecture and Interiors Inc.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by Proscenium Architecture and Interiors Inc. on behalf of Mountain Equipment Co-operative (MEC), to rezone both 1077 Great Northern Way from I-3 (Industrial) District and 2099 Glen Drive from I-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit a phased office development, generally as presented in Appendix A of the Policy Report dated November 22, 2011, entitled "CD-1 Rezoning - 1077 Great Northern Way", 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 Proscenium Architecture and Interiors Inc., on behalf of Mountain Equipment Co-operative (MEC), and stamped "Received City Planning Department, June 30, 2011", 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:

Urban Design

1. Design development to the architecture and landscape in order to better meet the guidelines for the area, including:

- (i) Revision of the main building entry and path to improve its visual prominence from the street.
- (ii) Improved screening of the proposed surface parking lot.
- (iii) Provision of more generous weather protection for pedestrians around the entry.
- (iv) Clarification that the glazing at grade is to be clear and transparent, to allow views into the building.
- (v) Provision of a lighting design that ensures safety and security while enhancing the site's natural and built features and avoiding glare or light trespass.
- (vi) Provision of a reference signage design for the site, integrated into the proposed architecture and landscape.

Note to Applicant: While staff entries may be more integral to the structure, the public entry should have greater legibility.

- 2. Design development to the portion of the west wall visible from Great Northern Way, to add visual interest consistent with other visible sides of the building.

- 3. Notation on the elevation drawings of all finishes, including colour, material, and dimension.

Note to Applicant: The coursing, texture, thickness and unit height of the different masonry surfaces should be identified. Attach colour samples to the drawings, and note colour in the legend. The continuation of finishes to built areas not shown on the elevations such as soffits, overhangs and wall returns should be noted, or supplementary drawings provided.

- 4. Provision of enlarged drawings at ½" = 1'-0" or better scale for all significant exterior features.

Note to Applicant: Design should be consistent with the intents of the I-3 District Guidelines.

- 5. Enlarged drawings to show the design and visual screening of any rooftop mechanical equipment or rooms.

CPTED

- 6. Notations on the drawing indicating the Crime Prevention Through Environmental Design (CPTED) approach taken to any local risks such as theft from underground parking; residential break and enter; mail theft; and mischief including vandalism.

Note to Applicant: Show how lighting and glazing will be used to improve perceived safety in underground areas. Nearby businesses should be consulted to determine whether any other risks exist in the area, and specific design response noted on the plans. Design features

that address CPTED principles should be noted in the development permit application.

Landscape

7. Design development to the entry plaza to create a more visually open approach from both Glen Drive and from Great Northern Way. Pedestrians arriving at the site should be able to easily identify the front entrance. Wider entry pathways and clearer sightlines should be considered.
8. Provision of additional seating throughout the at-grade landscape. The seating should include both groups of seating as well as individual benches.
9. Consideration to provide bike paths that weave through the site, in order to make the arrival by bike more interesting.
10. Consideration to provide public art to the site. The public art could reflect the history of the site, including it's industrial past.
11. Provision of flexibility in design for the garden planters on the accessible roof deck. Flexibility in design will allow the planters to be utilized for urban agriculture, or for more conventional landscape planting.

Note to Applicant: The garden beds should be universally accessible and suitable for urban agricultural activity. In addition, compost bins and necessary infrastructure such as tool storage, hose bibs and potting benches should be included in the design of the roof deck.
12. Provision of soil depth for roof top trees to meet or exceed the BCSLA Landscape Standard 7th Edition.
13. Provision of a detailed elevation and section at the time of development permit application of the green screen trellis proposed for along the western property line.
14. Provision of best practices for managing water conservation.

Note to Applicant: Where the deletion of irrigation for planters on slab is a strategy to earn a LEED® point, provide a written rationale should be provided which includes consideration of the choice of plants, the amount of sun exposure, and the soil volumes. A maintenance schedule for watering the plants during the first year following installation should also be included.
15. Provision, at the time of development permit application, of a full Landscape Plan. 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. Provision, at the time of development permit application, of a lighting plan.

Engineering

17. Design details to the interface between the multi-use path and building entry points and their elevations such that drainage from the greenway is collected on public property and any drainage on site is not directed to the 9.0 m (29.5 ft.) right-of-way. The 9.0 m (29.5 ft.) right-of-way is not to be used for any form of stormwater storage or retention.

Note to Applicant: Revised building grades may be required to reflect the need grades at the interface between the building and the multi-use path.

18. Clarify cyclist and pedestrian circulation from the existing and future Central Valley Greenway, to and through the site as well as from Glen Drive.

Note to Applicant: circulation for cyclists entering the site is unclear.

19. Show all property line dimensions on the site plan.

20. Existing sewer connection location may be reused. Please consult with sewers design branch to confirm connection locations.

Note to Applicant: an interconnected water service connection will be required for this site.

Sustainability - Green Building

21. 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 Rezonings, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one stormwater 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.

Sustainability - Renewable Energy

22. Revise the District Energy Screening Study to the satisfaction of the General Manager of Engineering Services.
23. Provide for any further feasibility studies and technical investigations required to confirm the economic and technical viability of the preferred approach to implementing a low-carbon Renewable Energy System (i.e., geexchange or alternative) to the satisfaction of the General Manager of Engineering Services. If results of the testing program and/or further analysis do not support the development of a low-carbon system such a system may not be required, however buildings will be required to be easily connectable and compatible with a future hot water distribution District Energy System.

Note to Applicant: Conclusions on system viability must be agreed to by the General Manager of Engineering Services. Where District Energy connectivity is required, the applicant shall refer to the District Energy Connectivity Standards for specific in building mechanical design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements.

24. The Renewable Energy System shall reduce greenhouse gas emissions by a minimum of 50% relative to 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).

Note to Applicant: Selection of the preferred renewable energy technology and approach to implementation must be approved by the General Manager of Engineering Services as further information regarding feasibility of technology and approaches to implementation are determined. The Applicant is advised to work closely with Staff to ensure emerging detailed building designs coordinate with potential energy system design requirements.

25. The energy system shall be designed in such a way as to enable energy monitoring for the purpose of determining overall system performance, to the satisfaction of the General Manager of Engineering Services. The monitoring shall enable calculation of total energy demand of the energy system, including electricity, natural gas, and renewable sourced energy, and shall include the following:

- (i) At minimum, gas-fired systems, if present, shall include inlet and outlet temperature sensors and a flow meter (or BTU meter) on the building loop, and gas meters to measure fuel usage.
 - (ii) At minimum, heat pump system monitoring controls shall include inlet and outlet temperature sensors and a flow meter (or BTU meter) on both the source side and load side.
 - (iii) Sensors and flow meters should be capable of logging data for use in performance monitoring and reporting.
 - (iv) The monitoring shall include both heating and cooling production of the energy system.
 - (v) Alternative means of system monitoring may be agreed to by the General Manager of Engineering Services.
26. Detailed design of the Renewable Energy System must be to the satisfaction of the General Manager of Engineering Services.

Sustainable Larger Sites

27. 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.
28. 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.
29. 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).
30. 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 provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all 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.

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 to the Director of Planning, 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 two lots into a single site.
2. Provision of BC Transit approval for the proposed use of the areas described within SRW BW514293 (Plan BCP14325) and Easements BW514297, BW514298 and BW514299 (areas A, B and E on Plan BCP14327).
3. Release of SRW 364581M, which is in favour of the City of Vancouver for public utilities, as the SRW area is not located over the subject property.
4. Provision of a 9.0 m (29.5 ft.) wide statutory right-of-way along the south edge of the site and measured from the existing south property line of the site for public use and for development of the Central Valley Greenway/multi-use path.

Note to Applicant: The proposed statutory right-of-way is to allow for a building encroachment above grade (the triangular appurtenance) with a minimum 4.88 m (16 ft.) of clearance above the City building grades established for the site. The site is to be responsible for full maintenance of all features constructed within the statutory right-of-way. Note the current SRW 459460M (Explanatory Plan 9483) applies to 10 ft. (3.24 m) along the south of the site and does not allow any building or structure within its existing right-of-way area. Deletion of all encroaching structures (other than the building encroachment described above) is required.

5. Provision of a Services Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- (i) Provision of an eastbound to northbound raised left-turn bay and treed median on Great Northern Way at Glen Drive, including realignment of the lane lines, curbing, utilities, lamp standards, utility poles and street furniture adjustments to accommodate construction of the left turn bay and median. Median design to be subject to any future Council approved amendments to the geometrics and road design for Great Northern Way. The work to be at 100% of the applicant's expense.
 - (ii) Construction of the Central Valley Greenway/multi-use path within the 9.0 m (29.5 ft.) statutory right-of-way for the entire width of the Great Northern Way frontage of the site. Improvements to include lighting, improvements for cyclists crossing at Glen Drive, and the provision and ongoing maintenance of a bicycle air pump. The design and construction costs are to be 100% of the applicant's expense.
 - (iii) Provision of standard concrete sidewalk on Glen Drive adjacent the site.
 - (iv) A review of the existing street lighting adjacent the site with any upgrading of the street lighting to meet the office use standards to be conducted at 100% of the applicant's cost.
 - (v) Provision of street trees adjacent the site where space permits.
6. 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 plant, which include but are 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.
7. 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.

Soils

8. The property owner shall, 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 fulfil the requirements of Section 571(B) of the Vancouver Charter.
9. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from 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(s) satisfactory to the City of the on-site and off-site contamination, issued by the Ministry of Environment has been provided to the city.

Flood Plain Covenant

10. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official.

Public Art

11. 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 a preliminary public art plan to the satisfaction of the Public Art Program Manager

Note to Applicant: To discuss your application please contact Bryan Newson, Public Art Program Manager, 604.871.6002.

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 is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary 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-3], generally as set out in Appendix C of the Policy Report dated November 22, 2011, entitled "CD-1 Rezoning - 1077 Great Northern Way", 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 November 22, 2011, entitled "CD-1 Rezoning - 1077 Great Northern Way".
- 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 November 22, 2011, entitled "CD-1 Rezoning - 1077 Great Northern Way".

(RZ - 1077 Great Northern Way)