The new City of Vancouver National Works Yard is a 12-acre Engineering Operations Facility with a technically complex program including an Administration Centre, Garage/Radio Shop, Parking Operations, Warehouses, Car Wash and Fuelling Station.

The project is the City of Vancouver’s pilot initiative to promote sustainable design practices. The City’s leadership and level of commitment to these sustainable principles is reflected in the design expertise employed and the application of sound environmental building practices, which culminated in the facility’s Administration and Parking Operations buildings achieving LEED™ Gold - the first buildings in Canada to receive this level of certification from the Canada Green Building Council. The project is also a test case for various sustainable technologies and a showcase for the City’s many “green” initiatives.

The Works Yard incorporates the operations of eight engineering branches, with associated support for the facility. Approximately 400 employees will be based out of the new yard, and it will have the capacity to accommodate growth of operations over the next 10 to 20 years.

Omicron provided architecture, engineering, project and construction management services to the City for this new $22 million facility which is located on National Avenue in the False Creek flats industrial zone.
Meeting LEED™ Criteria
City of Vancouver
National Works Yard

**Sustainable Sites**
- Erosion & Sedimentation Control
- Brownfield Redevelopment
- Alternative Transportation
- Stormwater Management
- Landscape & Exterior Design to Reduce Heat Islands
- Light Pollution Reduction

**Water Efficiency**
- Water Efficient Landscaping
- Innovative Wastewater Technologies & Water Use Reduction

**Indoor Environmental Quality**
- CO2 Monitoring
  - ventilation systems controlled by CO2 sensors
- Increase Ventilation Effectiveness
  - displacement ventilation system provides fresh air directly to occupants
- Low-Emitting Materials
  - low VOC materials improve indoor air quality
- Controllability of Systems
  - openable windows give occupants control of their indoor environment
- Daylight & Views
  - 90% of occupants have direct views to the outside

**Energy and Atmosphere**
- Optimize Energy Performance
  - ground source heat pump & radiant heating cooling system reduces energy use by 60% over MNECB
- Additional Commissioning
  - an independent commissioning agent ensures building systems perform optimally
- Renewable Energy
  - photovoltaics provide a portion of the power to the building

**Materials and Resources**
- Construction Waste Management
  - over 75% of construction waste is recycled
- Recycled Content
  - over 30% recycled content in building materials
- Local / Regional Materials
  - over 50% of materials are obtained locally, reducing pollution from transport