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**TO:** CITY MANAGER 2014 November 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #11-54**  
**Four-storey mixed-use development**  
**Brentwood Town Centre Development Plan**

**ADDRESS:** 5695 Lougheed Highway (see *attached* Sketches #1 and #2)

**LEGAL:** Parcel "A" (Reference Plan 17221), Lot 17, DL 125, Group 1, NWD Plan 3520

**FROM:** C6 Gasoline Service Station District

**TO:** CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "5695 Lougheed Highway" prepared by Wilson Chang Architect Inc.)

**APPLICANT:** Wilson Chang Architect Inc.  
288 W 8<sup>th</sup> Avenue  
Vancouver, BC V5Y 1N5  
(Attention: Wilson Chang)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 December 09.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24, and to a Public Hearing on 2014 December 09 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The dedication of any rights-of-way deemed requisite.
- e. The undergrounding of existing overhead wiring abutting the site.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, providing that all disabled parking remain as common property and ensuring compliance with the submitted acoustical analysis.
- h. Compliance with the Council-adopted sound criteria.
- i. The submission of a Comprehensive Sign Plan.
- j. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- k. The provision of a covered car wash stall, and adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- m. The submission of a Site Profile and resolution of any arising requirements.
- n. The review of a detailed Sediment Control System by the Director Engineering.
- o. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p. The deposit of the applicable Parkland Acquisition Charge.
- q. The deposit of the applicable GVS & DD Sewerage Charge.
- r. The deposit of the applicable School Site Acquisition Charge.

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- s. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at grade, second floor office and residential uses above, including surface and underground parking.

### **2.0 BACKGROUND**

- 2.1 On 2012 January 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 2.2 The subject site is located on the northwest corner of Holdom Avenue and Lougheed Highway within the Brentwood Town Centre Development Plan. Directly to the north is a strata townhouse development constructed in 1970. To the east across Holdom Avenue is an older commercial retail building. To the south across Lougheed Highway is the Holdom SkyTrain Station, and Legacy high-rise mixed-use development (Rezoning Reference #03-38).

Given the site's prominent location on the eastern edge of the Brentwood Town Centre, an expressive modern design was encouraged to act as a counterbalance to the Holdom SkyTrain station and Legacy development to the south across Lougheed Highway. Together, these developments will act as a gateway to the Brentwood Town Centre from the east.

- 2.3 The development proposal is for a 20 unit four-storey mixed-use building with commercial uses at grade, second floor office uses and two levels of residential above. The proposal is in accordance with the CD Comprehensive Development District utilizing the C2 Neighbourhood Commercial District and RM3 Residential Multiple-Family District as guidelines. Access to the site is provided from Holdom Avenue, with commercial and residential parking provided underground. The Holdom Station Area

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Plan component of the Brentwood Town Centre Development Plan, adopted by Council in 2003, notes that the subject site shall have no greater than one to two levels of residential above commercial. The proposed two levels of residential meets this objective as outlined in the adopted plan.

- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a four-storey mixed-use building with retail uses on the ground floor fronting Holdom Avenue and Lougheed Highway, second floor office, and 20 residential units located on the third and fourth floors. Vehicular access to the site is from Holdom Avenue.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- the construction of Holdom Avenue to its final standard with concrete curb and gutter on the west side, a 1.5 m cast in place brick front boulevard with street trees in grates, street lighting and pedestrian lighting, a 3.0 m natural coloured sawcut concrete sidewalk across the development frontage;
- the construction of Lougheed Highway to its final standard with concrete curb and gutter, separated urban trail, bus boarding and alighting area complete with bus shelter, street lighting and pedestrian lighting across the development frontage;
- the installation of sanitary sewer, storm sewer and waterline upgrades, as necessary;
- the installation of electrical, gas, telephone and cable services, as necessary; and,
- the undergrounding of BC Hydro overhead wiring across the Lougheed Highway frontage.

A 0.35 m (1.16 ft.) dedication, 3m x 3m corner truncation, and 1.2 m (4.0 ft.) statutory right-of-way are required on Holdom Avenue for the provision of separated sidewalks. A 2.7m (9ft.) dedication is required from Lougheed Highway for the provision of a separated urban trail. A 3m x 3m corner truncation at Holdom Avenue and Lougheed Highway is also required.

- 3.3 In accordance with the City's policy for adaptable units (20% of the total number of residential units), a total of four units have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 80 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, one handicapped parking stall is to be provided (one handicapped stall per 100 stalls). Handicap parking stalls will be protected

by a Section 219 Covenant as common property to be administered by the Strata Corporation.

- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant providing that all disabled parking is to remain as common property;
  - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
  - 1.2 m (4.0 ft.) statutory right-of-way on Holdom Avenue for the provision of separated sidewalks.
- 3.5 In light of the proximity to Lougheed Highway and Millennium SkyTrain line, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The approval of a detailed residential and commercial loading plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.8 The approval of a solid waste and recycling facility plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.9 Given the ground oriented commercial component, approval of a Comprehensive Sign Plan (CSP) is required in conjunction with this rezoning application.
- 3.10 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Lougheed Highway.
- 3.11 Development Cost Charges:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area.
  - b) School Site Acquisition Charge of \$800.00 per unit.
  - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit and \$0.811 per sq.ft. of commercial floor area.
- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.13 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan. A letter from the applicant's Civil or Landscape Consultant detailing the Best Management practices is required.

3.14 Due to the C6 Gasoline Service Station zoning of the site, submission of a site profile will be required, as well as resolution of any arising requirements.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

|            |   |  |
|------------|---|--|
| Gross Site | - | 1,575.08 m <sup>2</sup> (16,954 sq.ft.)                        |
| Dedication | - | 132.85 m <sup>2</sup> (1,430 sq.ft.)                           |
| Net Site   | - | 1,442.23 m <sup>2</sup> (15,524 sq.ft.)<br>(subject to survey) |

##### 4.2 Density

|  |   |   |
|--|---|---|
| F.A.R.                                   |   | Permitted and Provided  |
| Residential                              | - | 1.1 F.A.R.  |
| Commercial                               | - | 1.0 F.A.R.  |
| TOTAL                                    | - | 2.1 FAR   |
| Gross Floor Area (G.F.A.)                | - | 2,976.43 m <sup>2</sup> (32,038 sq.ft.)                                   |
| Residential                              | - | 1,546.37 m <sup>2</sup> (16,645 sq.ft.)                                   |
| Commercial                               | - | 1,430.15 m <sup>2</sup> (15,394 sq.ft.)                                   |
| Adaptable Unit exemption (20sq.ft./unit) | - | 7.4 m <sup>2</sup> (80 sq.ft.)  |
| Residential Amenity/Lobby/Corridor       | - | 76.6 m <sup>2</sup> (825 sq.ft.)<br>(not included in F.A.R. calculations) |

Site Coverage - 60%

4.3 Height - 4 storeys

##### 4.4 Unit Mix

|                       |   |   |
|-----------------------|---|---|
| 16 one-bedroom        | - | 56.3 – 58.7 m <sup>2</sup> (606-632 sq.ft.) |
| 2 two-bedroom         | - | 70.0 m <sup>2</sup> (754 sq.ft.)            |
| 2 three-bedroom + den | - | 72.4 m <sup>2</sup> (779 sq.ft.)            |
| <b>20 Units Total</b> |   |   |

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4.5 Parking and Loading:

Vehicle Parking Required and Provided

|  |   |                             |
|--|---|-----------------------------|
| Residential 20 units @ 1.6 spaces/unit                         | - | 32 space (incl. 5 visitors) |
| Commercial 1,430.15 m <sup>2</sup> @ 1 space /46m <sup>2</sup> | - | 31 spaces                   |

|                       |   |                  |
|-----------------------|---|------------------|
| <b>Total Parking:</b> | - | <b>63 spaces</b> |
|-----------------------|---|------------------|

|                |   |         |
|----------------|---|---------|
| Car Wash Stall | - | 1 space |
|----------------|---|---------|

Bicycle Parking Required and Provided

|   |   |    |
|---|---|----|
| Secure Residential @ 1 locker/unit  | - | 20 |
| Visitor racks @ 0.2 spaces/unit + 10%<br>of Commercial off-street parking | - | 7  |

|   |   |         |
|---|---|---------|
| Residential/Commercial Loading Provided | - | 1 space |
|---|---|---------|

4.6 Communal Facilities:  
(Excluded from F.A.R. Calculations)

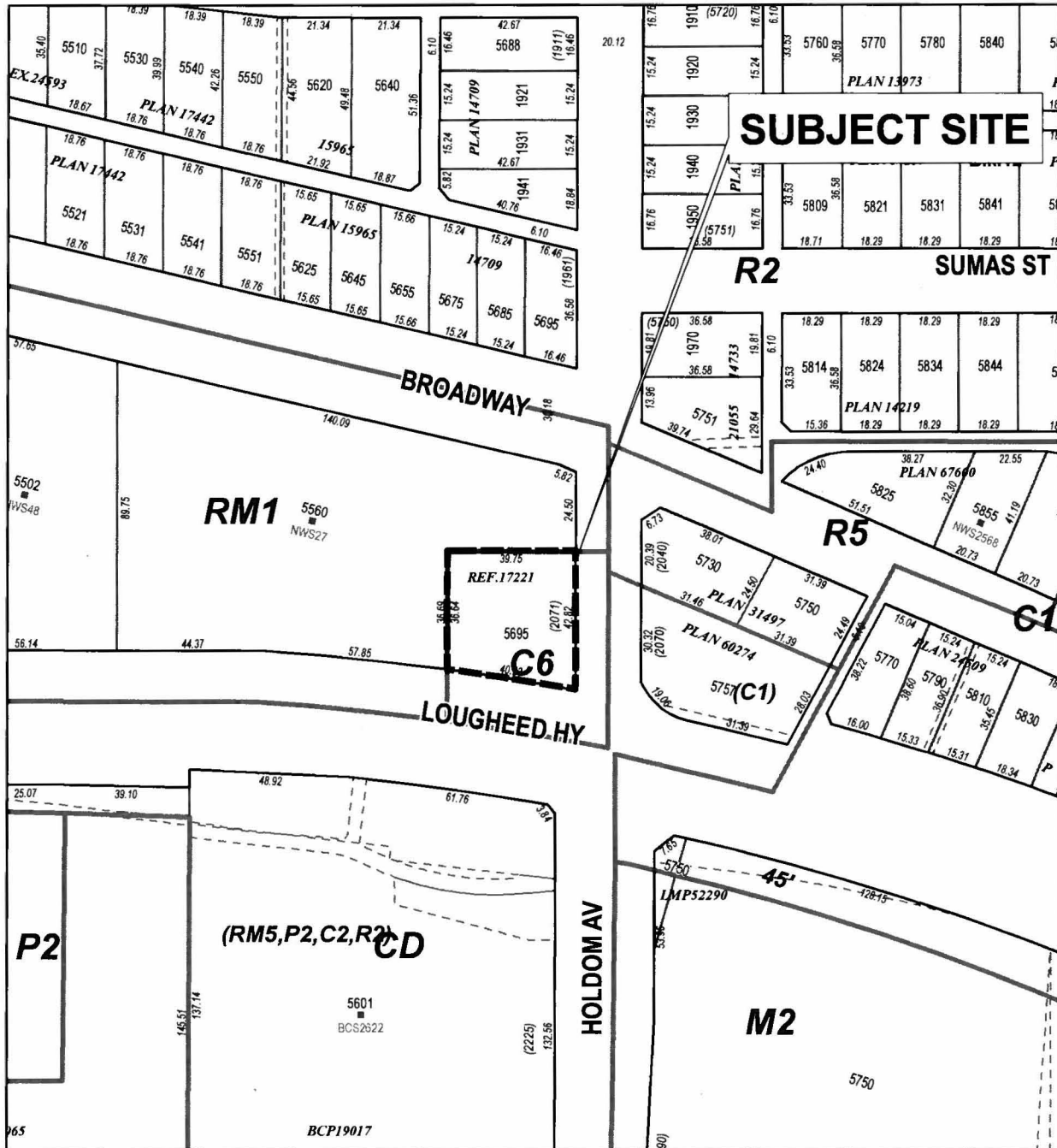
Communal facilities are proposed for the third and fourth residential levels and include a multi-purpose meeting/entertainment room, central amenity courtyard, and glass canopy covered solarium. On the ground floor an amenity lobby, seating area and mail room is also provided. In total the proposed 76.6 m<sup>2</sup> (825 sq.ft.) of gross floor area to be exempted from F.A.R. calculations, is below the permitted maximum exemption of 5% of the total Gross Floor Area permitted in the Zoning Bylaw.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS:spf

**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 12 2014

SCALE:  
1:2,000

DRAWN BY:  
AY

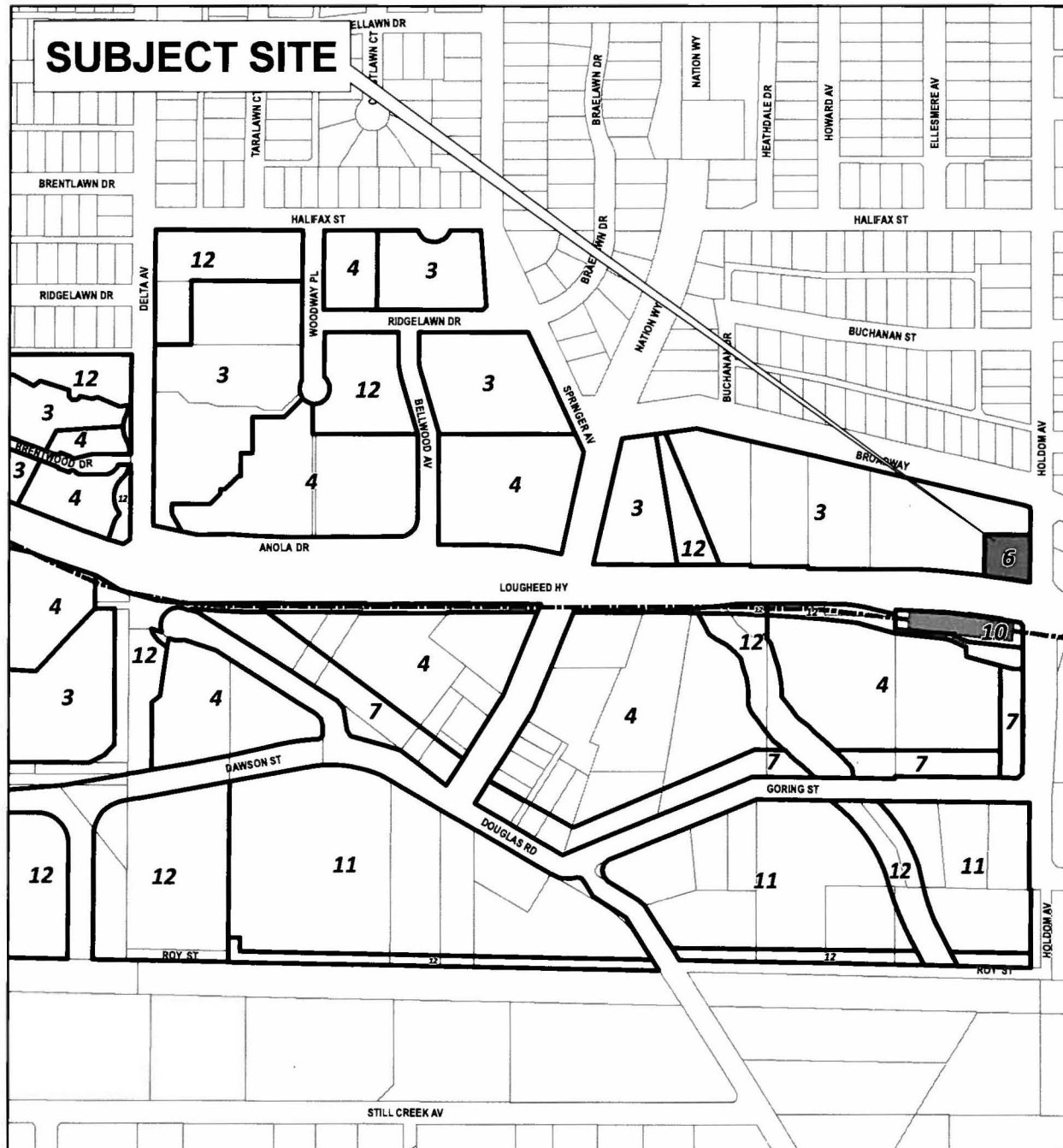
 Subject Site

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5695 LOUGHEED HWY

Sketch #1





- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery



Planning and Building Dept

## Brentwood Plan

