

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #15-05  
2015 MARCH 25**

### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties Corp.  
2020 One Bentall Centre  
505 Burrard Street, Box 206  
Vancouver, BC V7X 1M6  
(Attn: Benjamin Nelson)
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990- Except  
Plan EPP40171
- From:** CD Comprehensive Development District (based on C3,  
C3a General Commercial Districts; P2 Administration and  
Assembly District, RM4s, RM5s Multiple Family  
Residential Districts)
- To:** Amended CD Comprehensive Development District (based  
on C3 General Commercial District; RM4s, RM5s Multiple  
Family Residential Districts, and Brentwood Town Centre  
Development Plan)
- 1.3 Address:** Ptn. 4567 Lougheed Highway
- 1.4 Location:** The subject site is located at the northeast corner of Lougheed  
Highway and Alpha Avenue (Phase III – residential tower I of  
Brentwood site redevelopment (Sketch #1 *attached*)).
- 1.5 Size:** The site is irregular in shape, has a frontage of approximately 64m  
(210ft.) on Lougheed Highway, and has an area of approximately  
2,536 m<sup>2</sup> (27,300 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant  
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
construction of the first residential high-rise apartment building  
within Phase III of the Brentwood site redevelopment.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 Directly to the north and east of the subject site is the existing Brentwood Mall Shopping Centre and its existing surface parking. Directly to the west is the Phase I area of the Brentwood Mall Redevelopment. Beyond the Brentwood Mall site to the north and northeast is an established single and two family residential neighbourhood developed primarily in the 1950s and 1960s. To the east across Beta Avenue is the recently constructed “Brentwood Gate” multiple family residential development (Rezoning Reference #03-69). To the south across the Lougheed Highway and beyond the Brentwood SkyTrain Station are two large automobile dealerships. To the southwest is the SOLO District high-rise mixed-use redevelopment site (Rezoning Reference #06-47). To the west across Willingdon Avenue is a gasoline service station and older commercial and office buildings, with newer mixed-use high-rise developments beyond.
- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by a surface parking lot/construction staging area. The site will be accessible from the Alpha Street extension, and Lougheed Highway.

## **3.0 BACKGROUND INFORMATION**

- 3.1 On 2013 September 23, Council granted Final Adoption to the rezoning amendment bylaw for the Brentwood Site Conceptual Master Plan Rezoning (Reference #11-22), which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central public plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 In terms of the governing zoning, the adopted Brentwood Town Centre Plan designates the Brentwood site for C3 General Commercial District, RM4s and RM5s Multiple-Family Residential District uses and densities, which are represented in three bands across the site as indicated in the *attached* Sketch #2. This results in an appropriate blended average residential floor area ratio of 3.4 FAR across the entire net site reflective of the allowable 5.0 FAR for the RM5s District area and 3.6 FAR for the RM4s District area, inclusive of available density bonusing. The maximum allowable commercial floor area is the blended average of approximately 3.2 FAR applicable to the net site, which is within of the allowable 6.0 FAR for the C3 District designated area of the Plan. The Brentwood Site Conceptual Master Plan (Rezoning Reference #11-22) allocated specific uses and densities across the site to be developed under four main phases. The adopted Brentwood Site Conceptual Master Plan identifies the subject site (Tower 3) for a residential apartment building of up to 55 storeys in height, insofar that it is nominally and dimensionally lower than the buildings within Phase I. The podium area fronting Lougheed Highway to the south, Alpha Avenue to the west and the High Street to the

north is intended to be primarily commercial with fronting residential lobbies and residential amenity areas within select locations.

- 3.3 It is noted that the subject site is located within the Southeast Quadrant (Phase III) of the Brentwood Site Conceptual Master Plan, which encompasses a significant area within the eastern portion of the site bound by Alpha Avenue, Beta Avenue, Lougheed Highway and the north lane. Phase II which encompasses the area north of Halifax Street, between Willingdon Avenue, the proposed High Street and the north lane is intended to be advanced concurrently with, and is anticipated to be completed prior to, Phase III. The advancement of Phase II requires further detailed analysis of the siting of a new Brentwood Community Centre prior to advancing a formal rezoning application. Staff of the Planning and Building Department, and Parks Recreation and Cultural Services Department will work with the applicant and Council towards the completion of this analysis in the coming months. As the subject site is currently vacant and is bound by underground access connections to the west, east and north, it is the logical next stage of development for the Brentwood Site. In accordance with commitments made as part of Rezoning Reference #11-22, a public information session will be held at Brentwood Mall with information on the components of Phase III as outlined in the adopted Brentwood Site Conceptual Master Plan. Results of this public information session will be articulated in the Public Hearing report to Council prior at a future date.

#### **4.0 GENERAL INFORMATION**

- 4.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use redevelopment, including both high and medium density multiple-family residential and major commercial and office development (see Sketch #2 *attached*).
- 4.2 Consistent with the adopted Brentwood Site Conceptual Master Plan, the proposed overall development concept for this key property in the Town Centre's core area is to transform, over time, the internally-oriented mall site into an urban "town centre" environment with a primary focus on street-orientation and very high quality public spaces. The intent of the subject rezoning proposal is to permit the development of a high-rise residential apartment tower above two levels of commercial located at the northeast corner of Lougheed Highway and Alpha Avenue. In line with the Brentwood Site Conceptual Master Plan's vision, the proposed building is intended to be unique in its architecture with a maximum height of between 35 to 55 storeys in accordance with the commitments made in the master rezoning. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold for the entire site will be pursued.
- 4.3 Aspects of the servicing of the subject site have been obtained through Rezoning Reference #12-44 (Phase I – Commercial). Frontage servicing to the Town Centre standard, including the provision of a separated urban trail with rain gardens fronting the development, will be obtained through the subject rezoning application. Future servicing

of the remainder of Lougheed Highway and Beta Avenue will be triggered through further site specific rezoning applications.

The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the construction of Lougheed Highway to its final standard across the development frontage, with concrete curb and gutter, separated urban trail with dedicated cycling and pedestrian facilities, rain gardens, street trees, street lighting and pedestrian lighting.

- 4.4 All necessary dedications for the construction of Lougheed Highway to its final standard have been obtained through the master rezoning for the site (Rezoning Reference #11-22).
- 4.5 Given the site's Town Centre location, the applicant is proposing to utilize available amenity density bonus provisions indicated within the Zoning Bylaw and as outlined in the density allocation covenant registered as part of the Master Rezoning (Rezoning Reference #11-22). The Legal and Lands Department will be requested to provide an estimate as a basis for negotiation of a mutually agreeable per sq.ft. buildable amenity density bonus value. The agreed upon value would be identified within a future report to Council prior to Public Hearing.
- 4.6 Due to proximity to the SkyTrain line and Lougheed Highway, a noise study to ensure compliance with Council-adopted sound criteria is required as part of this application.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.8 An on-site Stormwater Management Plan is required in conjunction with this application.
- 4.9 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, for the provision and ongoing maintenance of stormwater management facilities, for the provision and maintenance of car share vehicles and spaces, for the provision and maintenance of electric vehicle charging stations, and to ensure compliance with the approved acoustical study.
- 4.10 Submission of a Green Building strategy for the site is required.
- 4.11 Submission of a Traffic and Transportation study for the site is required in conjunction with this application.
- 4.12 Submission of a suitable solid waste and recycling storage facility plan is required.

- 4.13 The provision of covered car was stalls will be required in conjunction with this application.
- 4.14 Submission of a commercial and residential loading plan is required.
- 4.15 Submission of any necessary easements, covenants and statutory rights-of-way.
- 4.16 A site profile has been submitted and approved for the site under Rezoning Reference #11-22. The Engineering Department – Environmental Services Division will be requested to confirm that a Certificate of Compliance has been obtained for the site from Ministry of Environment.
- 4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

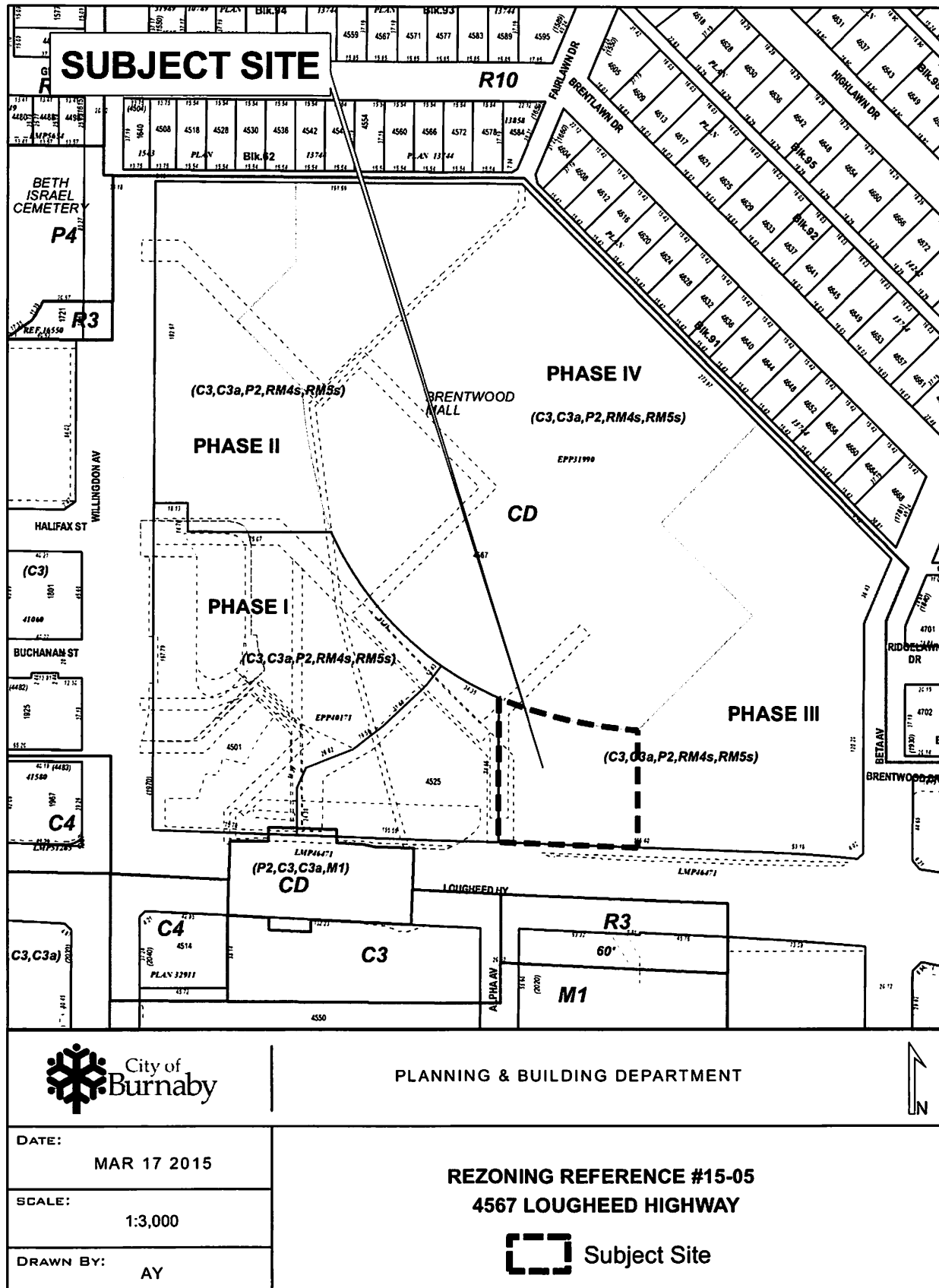
## 5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

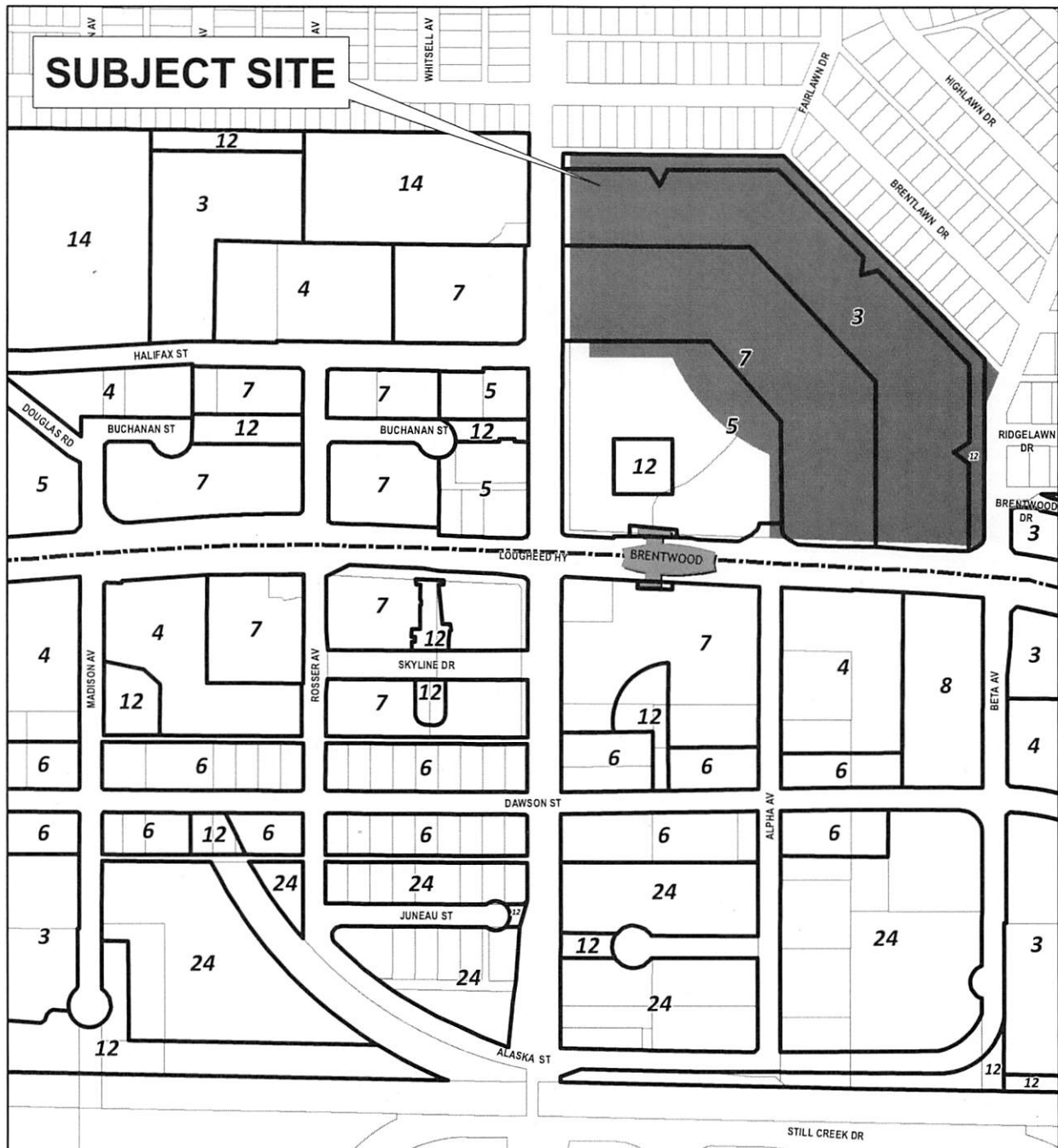
*LP.*

JBS:tn  
**Attachments**

cc: Director Engineering  
City Clerk  
City Solicitor



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

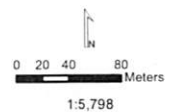
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept

## Brentwood Plan





MAKING PLACES THAT MATTER

February 17, 2015

Lou Pelletier, Director of Planning & Building  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attn: Johannes Schumann, Community Planner

**RE: 4567 Lougheed Highway (Brentwood Mall) - CD Rezoning Application  
Letter of Intent - Residential Building 3**

We are pleased to enclose the Site Specific Rezoning application for the third residential building as identified in the Master Plan Rezoning #12-44. Residential building 3 on the Brentwood Town Center Site is integrated with, and immediately adjacent, and to the East, of Phase 1. The site is bounded by Lougheed Hwy to the South, the extension of Alpha Avenue to the West, and the new Brentwood Blvd to the North, and the parking and loading entry tunnel to the East.

Residential and Commercial uses for this application are guided by the Master Plan Rezoning and Design Guidelines for the Property.

It is the intent to advance components of the North West phase of the site (Willingdon Avenue north of Halifax Street) concurrently with this application under a subsequent rezoning application. However, a detailed pre-application review is currently underway for the North West phase in relation to the potential City-owned Brentwood Community Centre being located within this Phase.

The Residential Building 3 site is a natural extension of Phase 1 given its adjacent location and its integration with the Phase 1 related construction and tunnel excavation.

As envisioned in the Master Plan Rezoning, the application proposes to re-invent the Brentwood Blvd and Lougheed Hwy street levels from surface parking and retaining walls into commercial and residential uses. It is also the goal of this application to continue to strengthen the street life within the Town Centre by further developing the public realm experience detailed within the Master Plan, and connecting the surrounding community.





**SHAPE**<sup>™</sup>  
P R O P E R T I E S

MAKING PLACES THAT MATTER

The intent of the Master Plan identifies residential building three as single high rise residential apartment building between 35 and 55 storeys in height atop a commercial podium fronting Brentwood Boulevard and Lougheed Highway. As prescribed in the Master Plan the built form will be lower than that advanced for the Phase 1 residential.

We look forward to working with the City on this exciting addition to the Brentwood Town Centre Site.

If you have any questions or concerns please contact me directly.

Yours Truly,  
**Shape Properties Corp.**

Benjamin Nelson

Cc: Ed Kozak, Johannes Schumann, Darren Kwiatkowski