

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-06
2015 March 25

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties
Attn: Benjamin Nelson
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP40171
- From:** CD Comprehensive Development District (based on C3/C3a General Commercial District, P2 Administration and Assembly District, RM4s/RM5s Multiple Family Residential District and the Brentwood Town Centre as guidelines)
- To:** Amended CD Comprehensive Development District (C3/C3f General Commercial District and the Brentwood Town Centre as guidelines)
- 1.3 Address:** CRU 012-11/022-08 - 4501 Lougheed Highway
- 1.4 Location:** The subject tenant space is located adjacent to the plaza in Phase I of the Brentwood Mall redevelopment at the northeast corner of Willingdon Avenue and Lougheed Highway (Sketch #1 *attached*).
- 1.5 Size:** The tenant space is an approximately 1,200 m² (12,921 ft²) commercial retail unit (CRU) with roof top patio.
- 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 a liquor primary establishment on the subject site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject tenant space is located in Building Two of Phase I of the Brentwood Mall redevelopment, in a three level commercial retail unit facing south onto the main plaza. To the west, north, and south are other commercial retail units intended for a variety of food service and retail tenants in a festival marketplace atmosphere. Two residential towers will be located in proximity to the proposed liquor primary establishment, approximately 50 m (164 ft.) to the northwest and southeast respectively. Surrounding development to the west across Willingdon Avenue includes lower scale commercial and office development; the SOLO mixed use commercial and high density residential development is located to the southwest of the site. The Brentwood SkyTrain Station is located to the immediate south, along Lougheed Highway, with transitional auto dealership and industrial development further to the south.

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 (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 On 2014 July 16, Council granted Final Adoption to the rezoning amendment bylaw for a new externally oriented commercial centre, public plaza and high street within Phase I of the Brentwood Mall redevelopment (Rezoning Reference #12-44). The approved development plan features a pedestrian-oriented, architecturally vibrant design with signature commercial buildings, ranging from two to four storeys in height, arranged around the central plaza, high street, and connecting pedestrian mews. Zoning for the commercial portion of the site is based on C3/C3a General Commercial District uses.
- 3.3 On 2003 May 05, Council adopted guidelines for assessing applications for new liquor licence establishments liquor licence applications. On 2003 May 12, Council granted Final Adoption to a Zoning Bylaw text amendment restricting new liquor licence establishments with more than 100 seats to the C3f General Commercial District, the P2f Administration and Assembly District, the P3f Park and Public Use District, and the P6f Regional Institutional District.

4.0 GENERAL INFORMATION

- 4.1 The applicant proposes to locate a brewpub restaurant in an approximately 1,200 m² (12,921 ft²) two storey commercial retail unit with roof top patio, within the entertainment precinct component of the Brentwood Mall redevelopment. On the ground

level, the proposed brewpub includes an approximately 52 m² (560 ft²) brewing area and an approximately 227 m² (2,444 ft²) liquor primary licensed area, with a 64 m² (684 ft²) patio. On the second level, it includes an approximately 170 m² (1,823 ft²) food primary restaurant, with an approximately 70 m² (753 ft²) patio. The approximately 387 m² (4,155 ft²) roof top patio will be licensed for food primary service. An approximately 44 m² (469 ft²) barbershop adjacent to the main bar on the ground level is also proposed. The proposed establishment faces south onto the central plaza.

- 4.2 In order to permit the proposed liquor licence establishment, the inclusion of the C3f District zoning designation is required. The subject use must also meet Council adopted guidelines for assessing the location of new liquor primary establishments. The following is a preliminary assessment of the proposal's consistency with the pertinent Council adopted guidelines:

4.2.1 Observance of a sufficient distance from, or physical separation from:

- *Existing liquor primary establishments*
- *Residential uses*
- *Schools*
- *Care facilities*
- *Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls*

Two existing liquor primary establishments are located in the vicinity, including Joey's Burnaby at 1901 Rosser Avenue and the Executive Inn at 4210 Lougheed Highway. In addition, it is expected that additional liquor primary venues may be approved in the immediate vicinity. Future liquor primary venues in the Brentwood Town Centre will be assessed on a case-by-case basis through subsequent rezoning processes.

Two residential towers will be located in proximity to the proposed liquor primary establishment, approximately 50 m (164 ft.) to the northwest and southeast respectively. Information on the approved concept for the subject site, including its function as a public event and entertainment venue, has been included in a disclosure statement for the sale of all units in these towers. It is also noted that all uses are subject to the provision of the Burnaby Noise or Sound Abatement Bylaw.

The proposed liquor licence establishment is located at least 650 m away from the nearest school (Brentwood Park Elementary) and approximately 2 km away from the nearest gaming facility (Grand Villa Casino). The site is located approximately 1.4 km west of the Rev's Bowling Centre, which offers billiards. No care facilities are located in the immediate vicinity.

4.2.2 Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).

The nature of the proposed establishment is consistent with the approved concept for the subject site, including its function as a public event and entertainment venue. Seating capacity and hours of liquor service have not yet been determined. If authorized by Council, staff will work with the applicant on the preparation of a suitable plan of development, including appropriate capacity and hours in line with Council adopted policies.

4.2.3 Satisfaction of all parking requirements on site.

The adopted Comprehensive Development (CD) plan for the site requires 2.4 parking spaces per 100m² of gross leasable area. A total of 29 underground parking spaces are thus required to support the proposed brewpub. It is noted that the site provides 1,415 commercial parking spaces where 995 spaces are required.

4.2.4 Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment.

Safe and convenient vehicular access to the underground parking is provided via Halifax Street, Alpha Avenue, Lougheed Highway, and the approved internal high street. The approved concept for the Phase I Brentwood Mall redevelopment is pedestrian oriented and the approved CD plan for the site includes extensive pedestrian facilities and linkages.

4.2.5 Good proximity (within 250 meters) of public transit.

The development site is directly adjacent to the Brentwood SkyTrain Station and transit services along Willingdon Avenue.

In general, the proposed development appears to be consistent with the Council adopted guidelines for liquor licence establishments. A more detailed review of the project's consistency will be provided in a future report.

- 4.3 All necessary road dedications, easements, and statutory rights-of-way for the subject site were provided under the Phase I development approval (Rezoning Reference #12-44).
- 4.4 The Director Engineering will be required to provide an estimate for any servicing upgrades necessary to serve the proposed use.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

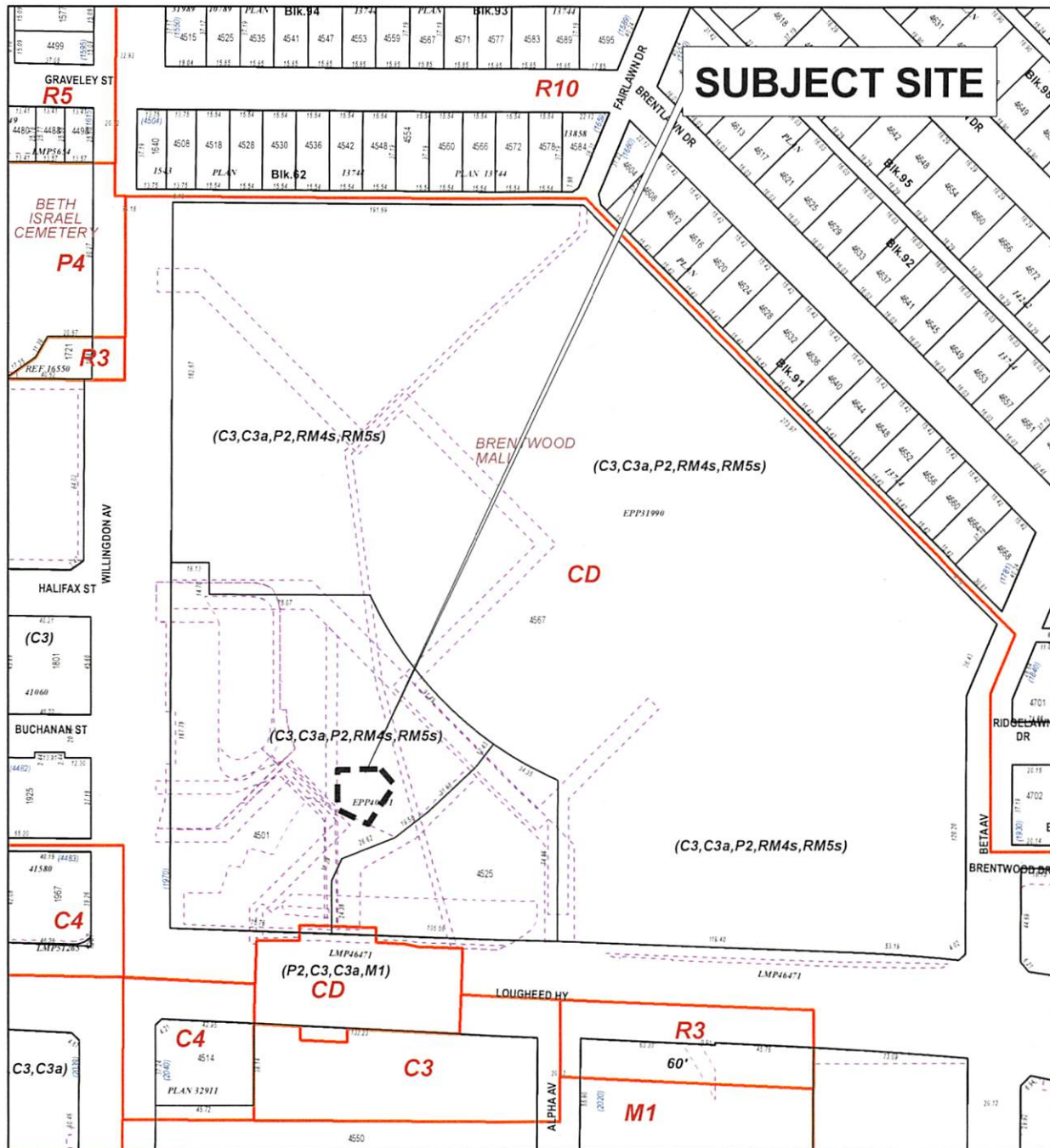
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized 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.



LF:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAR 05 2015

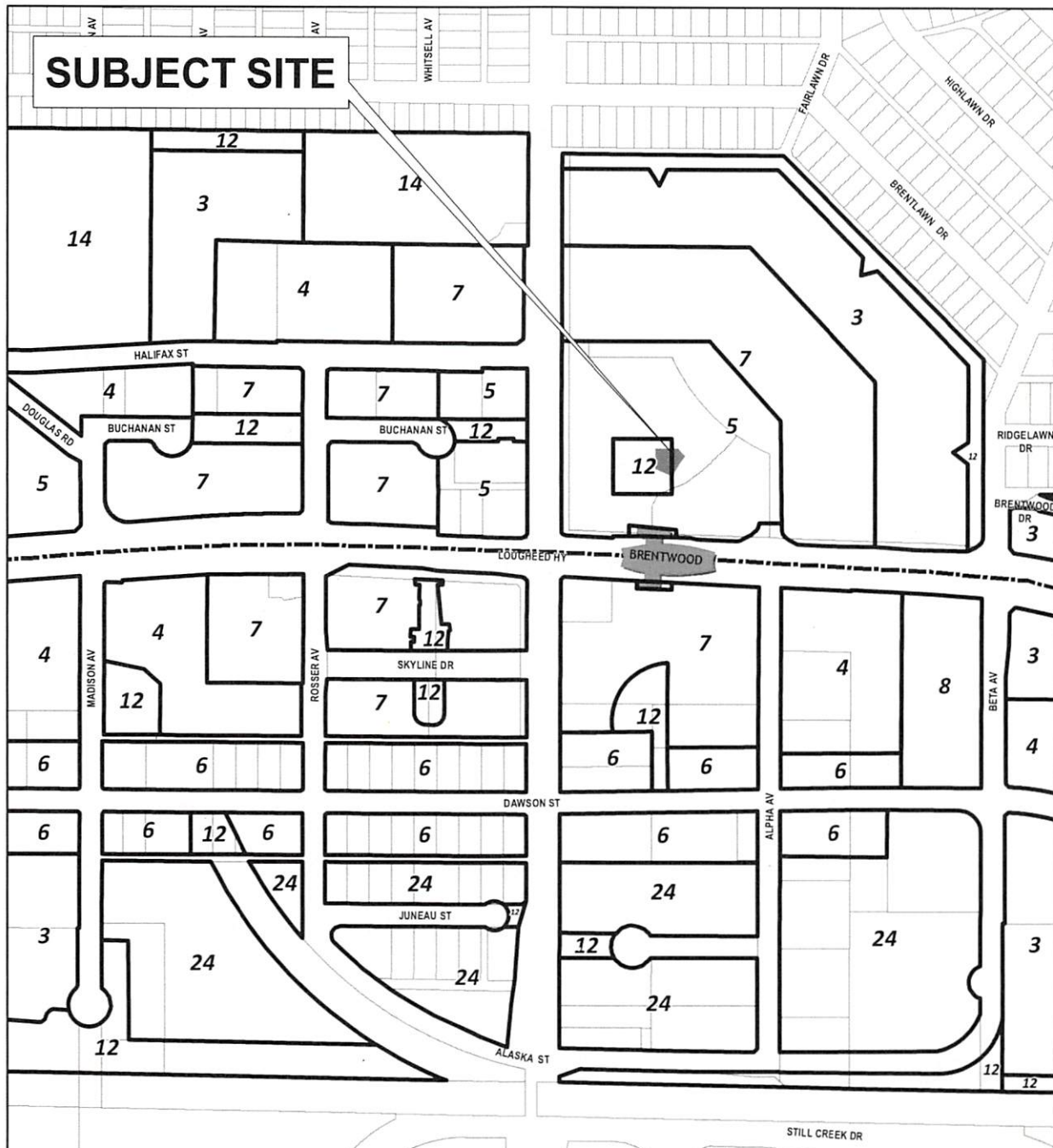
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REZONING REFERENCE #15-06
PORTION OF 4501 LOUGHEED HIGHWAY

 Subject Site

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

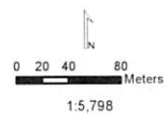
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan





SHAPE
PROPERTIES

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: 4501 Lougheed Highway (Brentwood Mall – Phase 1, Lot 1) – CD Rezoning Application
Letter of Intent – Liquor Primary and Manufacturing License for a Brewery**

We are pleased to enclose a Rezoning application for a liquor primary license for a new concept restaurant, brew pub, and microbrewery. The location on the North edge of the Phase 1 Plaza is as contemplated in the Master Plan Rezoning (#11-22) for the Site, and the Phase 1 Rezoning (#12-44). The attached leasing plan and floor plans identify the location as CRU 012-11 (first floor), 022-08 (second floor), and associated patios on the ground level and roof top.

The Master Plan for the Brentwood site envisions a dynamic and exciting entertainment zone surrounding the Civic Plaza. Restaurants, Public Houses, and Brew Pubs are encouraged to engage with the landscape design through patios extending into the public realm and add to the animation of the Plaza. The proposed application works toward fulfilling some of these goals with the main floor proposed to have a liquor primary use with a ground floor patio, the second floor being food primary with the upper roof patio as food primary.

The design proposed for this application is guided by the Master Plan Rezoning and Design Guidelines for the Property.

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

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

Yours Truly,
Shape Properties Corp.

Benjamin Nelson

Cc: Ed Kozak, Johannes Schumann