

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-31
2016 JULY 20

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Shape Properties Corp.
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6
(Attn: Jim Rinzema)
- 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:** Portion of 4567 Lougheed Highway
- 1.4 **Location:** The subject site is located (Phase II – residential tower 5 of
Brentwood site redevelopment (Sketch #1 *attached*).
- 1.5 **Size:** The site has a frontage of approximately 65 m (213 ft.) on
Willingdon Avenue, and has an area of approximately 4500 m²
(48,437.60 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 a mixed use residential high-rise apartment building
on a retail and commercial podium within 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, and beyond is an established single and two family residential neighbourhood developed primarily in the 1950s and 1960s. Directly to the south and south east are the Phase I and Phase III areas of the Brentwood Mall Redevelopment and beyond is the Lougheed Highway and the Brentwood SkyTrain Station. To the southwest across Lougheed Highway and Willingdon Avenue is the SOLO District high-rise mixed-use redevelopment site (Rezoning Reference #06-47). To the west across Willingdon Avenue are 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 Willingdon Avenue and the Brentwood Boulevard High Street.

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 5) 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 Willingdon Avenue to the west and the Brentwood Boulevard High Street to the east 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 Northwest Quadrant (Phase II) of the Brentwood Site Conceptual Master Plan, which encompasses the area north of Halifax Street, between Willingdon Avenue, the proposed Brentwood Boulevard High Street and the north lane. The advancement of Phase II has required detailed analysis of the potential siting of a new Brentwood Community Centre in proximity to the subject tower prior to advancing this rezoning application. Preliminary siting analysis identifies the new Community Centre at the north end of Phase II to connect with the Willingdon Greenaway project. Staff of the Planning and Building Department, and Parks Recreation and Cultural Services Department will continue to work with the applicant and Council towards the completion of this analysis which will inform the design of the northern portion of Phase II and the potential space needs for the new Community Centre. As the subject site is currently vacant and is bound by underground access connections to the south, 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 II 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 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 Willingdon Avenue and Halifax Street. 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 Willingdon 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:

- construction of Willingdon Avenue to its final Town Centre (Arterial Road) 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.
- a contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

- 4.4 All necessary dedications for the construction of Willingdon Avenue 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 Third Reading.
- 4.6 Due to proximity to the SkyTrain line and Willingdon Avenue, 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.

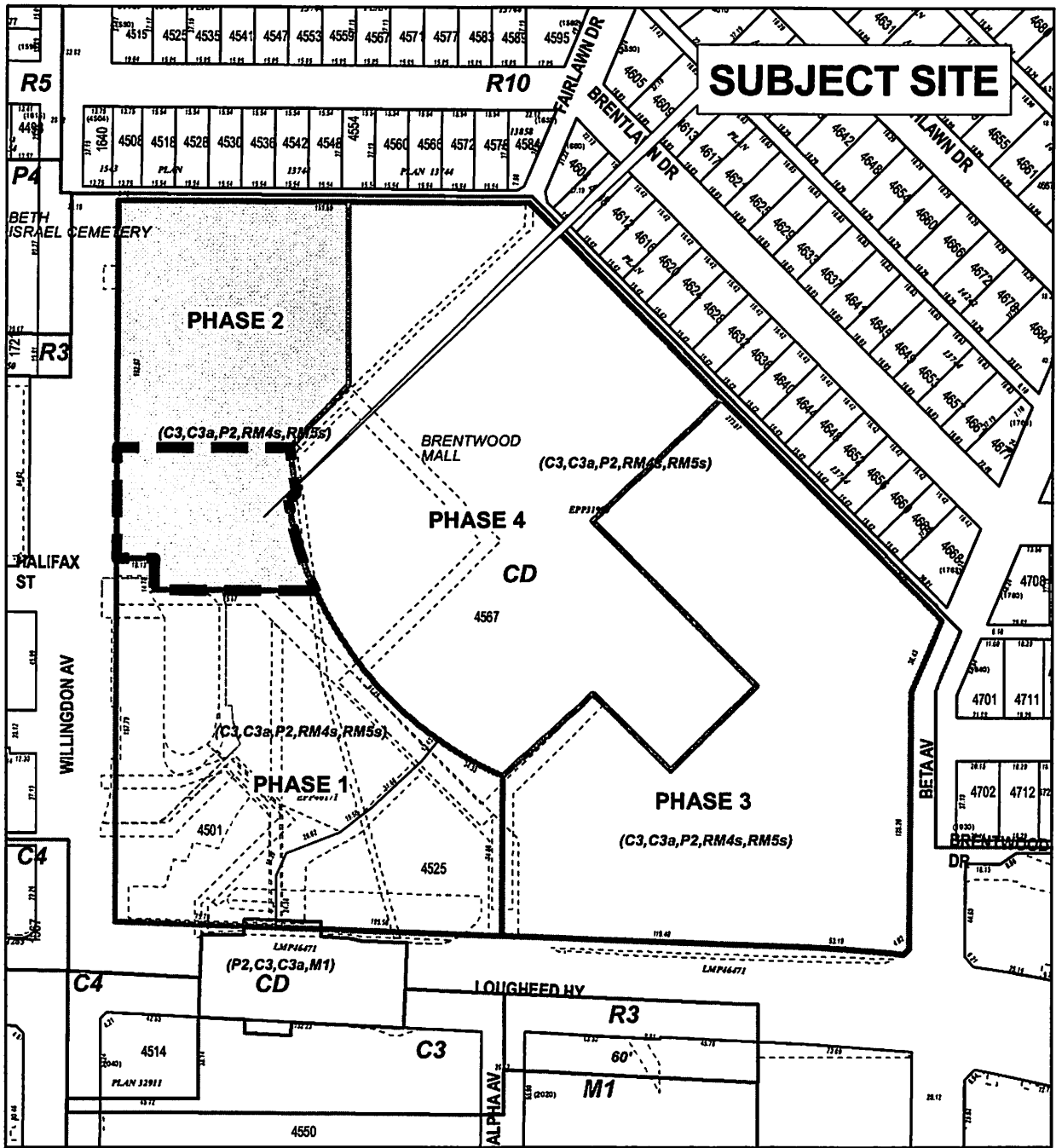
- 4.13 The provision of covered car wash stalls will be required in conjunction with this application.
- 4.14 Submission of a commercial and residential loading plan is required.
- 4.15 Submission of a comprehensive sign plan is required
- 4.16 Submission of any necessary easements, covenants and statutory rights-of-way.
- 4.17 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.
- 4.18 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.19 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.

IW:tn:spf
Attachments

cc: Director Engineering
City Clerk
City Solicitor



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>	
<p>DATE: JUL 13 2016</p>	<p>REZONING REFERENCE #16-31 4567 LOUGHEED HIGHWAY</p>	
<p>SCALE: 1:3,000</p>	 Subject Site	
<p>DRAWN BY: AY</p>		

Sketch #1

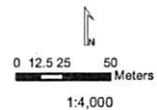


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| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - Brentwood Succession (RM4s) |



City of Burnaby
Planning and Building Dept

Brentwood Plan





SHAPE
PROPERTIES

June 24, 2016

Mr. Lou Pelletier, Director of Planning and Building
City of Burnaby, Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Mr. Johannes Schumann, Senior Current Planner

Re: Letter of Intent: Brentwood Town Centre-Phase 2A, 4567 Lougheed HWY, Burnaby, BC Northwest Phase

Dear Johannes,

We are pleased to enclose the Site Specific Rezoning Application for the residential building situated at Brentwood Town Centre, identified as tower 5 ("T5") in the Brentwood Site Conceptual Master Plan (the "Master Plan"). Specifically, this first application is for tower 5, the retail at its base and all parking infrastructure required for the residential uses situated within of the NW Phase (i.e. T5 and T6 parking).

In the weeks to follow we will submit a second rezoning application for this NW zone for Phase 2B which is to include Tower 6 (T6), all commercial for this zone, with the exception of that at the base of T5, and all commercial parking, as well as space for a City Community Centre option which if not pursued by the City would be designated as commercial. Parking for this civic community centre would also be included.

As noted in the foregoing this letter addresses the first application for this phase, and the specific details of the application are as follows:

1. Residential Tower 5 situated at the North East corner of Halifax Street and Willingdon Avenue;
2. underground parking for the two Residential Towers (Tower 5 & 6) including loading and garbage/ recycling rooms; and
3. Commercial/ Retail components at the base of T5.

Consistent with our prior conversations, Tower 5 is planned to be similar to Tower 3 in regard to floor plate size, form and character. This application is consistent with the vision set out in the comprehensive Master Plan. This phase of development will anchor the North West portion of the overall Brentwood Town Centre lands and continue its re-invention from a suburban style shopping centre to a dynamic and true mixed use City Centre. Consistent with our prior applications for the Brentwood site, the intent of this application is to compliment the timeless vision expressed in the first Phase architecture and design as well as the Master Plan.

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 the undersigned directly.

Sincerely,

Jim Rinzema
Vice President, Development
Cellular: (604) 362.853

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