

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-42 2018 NOVEMBER 28

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties
2020 – 505 Burrard Street
Vancouver, BC, V7X 1M6
Attn: Amy Smith
- 1.2 Subject:** Application for the rezoning of:
Lot 1, District Lots 123 and 124, Group 1, New Westminster District
Plan EPP31990 Except 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 Brentwood Town Centre Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)
- 1.3 Address:** Portion of 4567 Lougheed Highway
- 1.4 Location:** The subject site is located within Phase 2 of the Brentwood Mall redevelopment site (Sketch #1 *attached*).
- 1.5 Size:** The subject site has a frontage of approximately 96 m (315 ft.) on Willingdon Avenue, and has an area of approximately 4,090 m² (44,024 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 over a retail and commercial podium within the Brentwood Mall redevelopment site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north across the lane is an established single and two family neighbourhood outside of the Brentwood Town Centre's boundaries; to the east is the "Amazing Brentwood" presentation centre and existing Brentwood Mall shopping centre; to the south is Phase 2 – Tower 5 of the Brentwood site redevelopment, which is advancing to Third Reading (Rezoning Reference #16-31; and, to the west across Willingdon Avenue is the Beth Israel cemetery and memorial park.
- 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 and a construction staging area. The site will be accessible from Willingdon Avenue and from 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 (see *attached* Sketch #2). The maximum allowable residential floor area ratio is a blended average 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 ratio 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 6) for a residential apartment building between 20 and 35 storeys in height, over a commercial podium. The podium along Willingdon Avenue, and the Brentwood Boulevard High Street, is intended to be primarily commercial (retail and office), with 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 2) of the Brentwood Site Conceptual Master Plan, which encompasses the area north of Halifax

Street, between Willingdon Avenue, Brentwood Boulevard High Street and the north lane.

- 3.4 In accordance with commitments made as part of Rezoning Reference #11-22, a public information session has been held for Phase 2 as part of the Tower 5 rezoning process (Rezoning Reference #16-31) at the Brentwood Presentation Centre, with information on the components of Phase II as outlined in the adopted Brentwood Site Conceptual Master Plan.

4.0 GENERAL INFORMATION

- 4.1 The Brentwood Town Centre Development Plan designates the overall mall 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 mid to high-rise residential apartment tower above a three level commercial podium located at the northwest corner of the Brentwood Site fronting Willingdon 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 20 to 35 storeys, with a mid-rise component terracing downward toward the north. The initial proposal indicates Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold or equivalent 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) and Rezoning Reference #16-31 (Phase 2 – Tower 5). 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.

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.

On-site service provisions will include, but not necessarily limited to:

- construction of the extension of Brentwood Boulevard to its final standard
- construction of the Ridgelawn driveway entrance
- construction of the greenway/residential buffer across the northern frontage of the development site

- 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). No further dedications are required from this phase of development.
- 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 Realty and Lands Division of the Public Safety and Community Services Department would be requested to initiate with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 4.6 Due to proximity to 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 the City's 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:
- restricting enclosure of balconies;
 - indicated that project surface driveways will not be restricted by gates;
 - guaranteeing provision and maintenance of public art;
 - restricting commercial uses on Willingdon Avenue from having obscured fenestration;
 - ensuring that handicap accessible parking 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,
 - ensuring compliance with the approved acoustical study.

- 4.10 Submission of a Green Building strategy for the site is required.
- 4.11 Submission of a suitable solid waste and recycling storage facility plan is required.
- 4.12 The provision of covered car wash stalls will be required in conjunction with this application.
- 4.13 Submission of a commercial and residential loading plan is required.
- 4.14 Submission of a comprehensive sign 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.

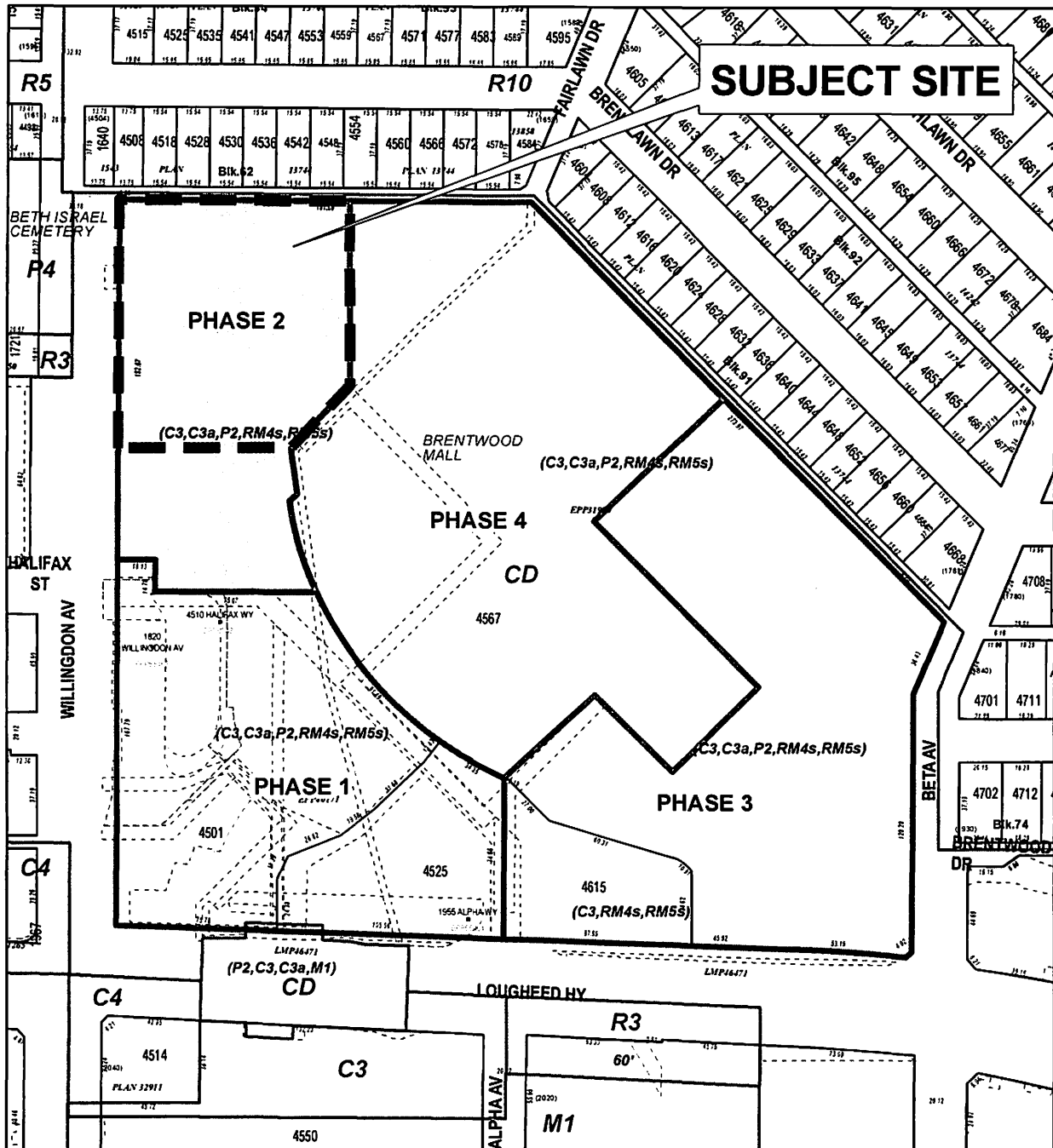
5.0 RECOMMENDATION

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

IW/JBS:rh
Attachments

cc: City Solicitor
City Clerk





- 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 -

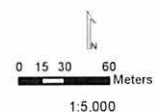
Brentwood Succession (RM4s)



Planning and Building Dept

Printed November 28, 2018

Brentwood Plan



Sketch #2



SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

June 28, 2017

Mr. Johannes Schumann
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 2B
4567 Lougheed Highway, Burnaby, BC North West Phase

Dear Johannes,

Please accept this Letter of Intent for the Site Specific Rezoning for a portion of the Brentwood Town Centre site. The completed application and fee payment will follow.

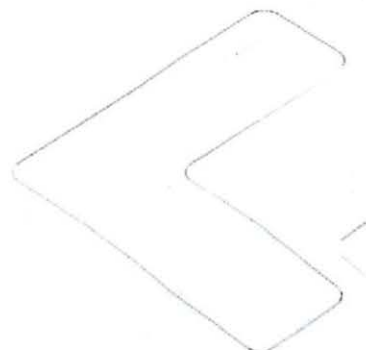
The application for the North West phase is as follows:

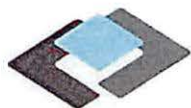
1. The residential building identified as Tower 6 ("T6") in the Brentwood Site Conceptual Master Plan (the "Master Plan"); and
2. All commercial uses at the base of T6 and potentially, subject to agreements be reached for the same, a portion of a proposed City Community Centre.

Please note that we have recently submitted an application under separate cover for Phase 2A of the North West phase. That initial application is for tower 5 ("T5") as shown in the Master Plan, all commercial uses at the base of T5 and all necessary parking infrastructure for these residential buildings, T5 and T6 (please see the attached context plan attached hereto as Schedule "A" showing delineation for the two applications).

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SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

As noted in the foregoing this letter addresses the following specific to this application:

1. Residential building T6 situated in the extreme North West corner of the Brentwood Town Centre site fronting Willingdon Avenue;
2. Underground parking for the commercial and community centre uses including loading and garbage/recycling rooms (please note residential loading and parking is covered in the already initiated T5 rezoning application); and
3. Commercial /retail components at the base of T6.
4. Potential Community Centre uses

This phase of development will further 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,

Shape Properties Corp.

Amy Smith
Planning Manager